



5 MOREWOOD DRIVE, BURTON, CARNFORTH, LA6 1NE
£360,000

MILNE MOSER
SALES + LETTINGS

5 MOREWOOD DRIVE
BURTON
CARNFORTH
LA6 1NE



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1



2



PARKING

OVERVIEW

Having a deceptive external appearance, this detached dormer bungalow must be viewed to be appreciated.

Extended substantially to the rear and into the roof space, the flexible accommodation is now suitable for both families and those looking for one level living.

On the ground floor is a large dining kitchen overlooking the garden plus a lounge and utility room. There are also two bedrooms - one of which has an ensuite and walk in wardrobe and there is a bathroom. To the first floor are further two bedrooms - both with eaves storage.

The established garden is perfect for entertaining or play and there is off road parking and a garage. Well cared for the property has been in the same ownership for over 40 years and has excellent potential.

ACCOMMODATION

From the driveway, a frosted UPVC double glazed door leads into:

HALLWAY

Ceiling light.

UTILITY ROOM

10' 8" x 14' 0" (3.26m x 4.27m) max

UPVC double glazed windows to the front and side aspects and an external UPVC double glazed door. Fitted with period base and





wall units white worktops and a stainless steel sink and drainer. Plumbing for a washing machine space for a dryer and hanging for coats. Two ceiling lights, a radiator and floor mounted boiler. Built in cupboard.

LOUNGE

11' 2" x 16' 4" (3.40m x 4.98m)

UPVC double glazed window facing the front aspect. Plinth for an electric fire, alcove shelving to one side of the chimney breast, a ceiling light and two radiators. Telephone point.

INNER HALL

A UPVC double glazed window to the rear aspect and stairs leading to the first floor. Built in cupboard with hot water cylinder and shelf, a ceiling light and radiator. Solid wood flooring runs through into the bedroom and there is access to the extension.

BEDROOM

10' 1" x 11' 6" (3.07m x 3.51m)

Aluminium framed window to the rear elevation fitted with secondary glazing unit. Radiator, fitted wardrobes, ceiling light and a telephone point.

BATHROOM

7' 6" x 4' 10" (2.27m x 1.48m)

Frosted UPVC double glazed window to the side. Coloured cast bath, a white WC and vanity wash hand basin. Fully tiled in white with mosaic border, Amtico flooring and a heated chrome towel rail. Ceiling light.

REAR PASSAGE

Connecting the original bungalow with the extension, there are double glazed windows overlooking the side patio and a wall light. An internal window provides additional natural light and a view for the fourth bedroom.

DINING KITCHEN

14' 7" x 19' 8" max (4.45m x 6.01m max)

The extension was originally constructed for a dependent relative then integrated into the main property in later years. The impressive kitchen diner is ideal for families and is a real social space.

UPVC double glazed windows face the side aspect and there is a tilt and turn patio door leading to the rear garden. Fitted with white base and wall units with Corian worktops and upstand, integrated



drainer and sink and under unit lighting. Electric hob with hood over, an eye level oven and separate grill plus an integrated fridge. Cleverly angled, this unique space has ample room for a dining table and there are downlights to the ceiling, two radiators, television and telephone points and Amtico flooring.

An external door leads towards the front of the property.

BEDROOM

12' 3" x 12' 9" (3.75m x 3.88m)

UPVC double glazed window to the side aspect plus an internal window looking through the rear passage to a patio area. Amtico flooring, a radiator, downlights and television and telephone points. Access to a small loft area.

WALK IN WARDROBE

5' 11" x 8' 4" (1.82m x 2.54m)

Built in cupboard housing a second hot water cylinder. Shelving and hanging space, ceiling light and Amtico flooring.

ENSUITE

6' 4" x 8' 3" (1.94m x 2.52m)

Frosted UPVC double glazed window to the side elevation. Semi divided creating a wet room shower area, the main ensuite space has a WC, bidet and a pedestal wash hand basin. Fully tiled, there is a radiator and a ceiling light. The shower enclosure has a glazed door, aqua board panelling to the walls and a light.

LANDING

Ceiling light.

BEDROOM

9' 5" x 14' 6" (2.88m x 4.42m)

A UPVC double glazed window faces the front aspect. Radiator, ceiling light and three eaves cupboards - one with hanging rail, one with shelving and the third for storage and access.

BEDROOM

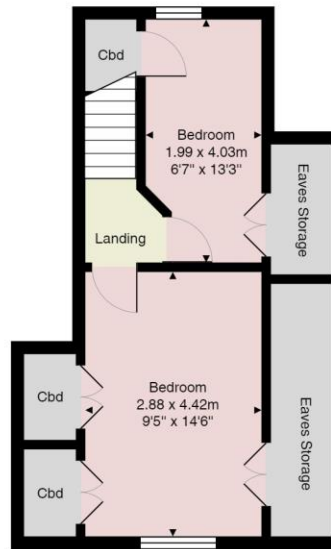
6' 7" x 13' 3" (1.99m x 4.03m)

UPVC double glazed window to the rear elevation. Built in cupboard over the stairs and a further eaves cupboard.





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.

EXTERNAL

To the front of the property is a lawned garden with driveway and access to the main entrance door. There is further access to the side passing the utility room door and kitchen door and into the rear garden. Oil tank and tap. The rear garden is a good size with a central summerhouse, lawn, patio and mature planting. A further patio at the side. External light and tap.

GARAGE

8' 2" x 16' 7" (2.48m x 5.06m)
Having an electric up and over door, power and light. UPVC double glazed window to the side.

DIRECTIONS

Leaving our Milnthorpe office, proceed towards Ackenthaite and at the roundabout with Dallam School, turn right following signs to Holme. Continue through Whassett and Holme following signs towards Burton in Kendal. Upon reaching the village, Morewood Drive is located to the left hand side adjacent to the primary school with the property on the left hand side.
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GENERAL INFORMATION

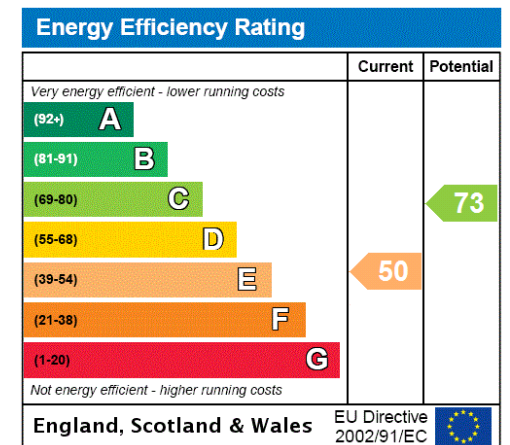
Services: Mains Water, Gas, Electric. Oil fired central heating

Tenure: Freehold

Council Tax Band: E

EPC Grading: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



ARRANGE A VIEWING

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