



9 DROVERS WAY, BURTON, CARNFORTH, CUMBRIA, LA6 1HU
£315,000

MILNE MOSER
SALES + LETTINGS

9 DROVERS WAY BURTON CARNFORTH LA6 1HU



OVERVIEW

Immaculately presented both inside and out, this three bedroom family home is much more than meets the eye. The property boasts a good sized plot - there is a large driveway at the front plus a car port and garage, ideal for busy families and visitors and a well maintained and planned rear garden. Internally, the ground floor has been reconfigured with the lounge having French doors to the garden, a dining room and adjoining kitchen plus a handy ground floor cloakroom. To the first floor are three bedrooms and a stylish contemporary shower room. Countryside views can be enjoyed from nearly every window and there is the added bonus of annexe/studio in the garden, an ideal work from home space or hobby room. Modern decor and quality fittings are evident throughout and there are numerous built in cupboards and storage spaces. Local Occupancy Clause Applies.

ACCOMMODATION

From the flagged drive, a UPVC double glazed door leads into the porch. Open to the hallway, there is space for coats and shoes and a ceiling light.

HALLWAY

A UPVC double glazed window faces the front aspect. Oak flooring runs through into the lounge and there are oak and glazed internal doors. Stairs lead to the first floor and there is a radiator and a ceiling light.

WC

Fitted with a wash hand basin, WC and an internal frosted window for natural light. Tiling to the walls, a ceiling light with extractor.





LOUNGE

11' 11" x 17' 10" (3.86m x 5.44m)

Two UPVC double glazed window overlook the front garden and fields at the side plus French doors at the rear leading to the patio. A gas fire wood burner with wooden mantel and pale marble style surround provides a cosy focal point and there are three wall lights, a ceiling light and a radiator.

DINING ROOM

12' 8" x 12' 6" (3.86m x 3.82m) max

Having two built in cupboards - one under the stairs and one having cube storage for shoes. A UPVC double glazed window faces the rear garden and there are downlights, a ceiling light and radiator. The open access to the kitchen gives a semi open plan social feel.

KITCHEN

6' 9" x 12' 7" (2.05m x 3.85m)

UPVC double glazed window to the front elevation. Fitted with cream gloss slab fronted base units, stone effect worktops and glass tiled splashbacks. Five burner gas hob with canopy above, an eye level oven and grill plus a one and a half bowl stainless sink with drainer. There is space for a fridge freezer, a vertical radiator, two ceiling lights and a practical tiled floor. A UPVC double glazed door leads to the rear patio and garden.

LANDING

Having two good sized cupboards (one with Vaillant boiler), access to the loft and a ceiling light. A UPVC double glazed window faces the rear.

BEDROOM

11' 11" x 10' 4" (3.64 x 3.14m)

Having a lovely view over fields to the front, the largest double bedroom has modern decor, a ceiling light, radiator and built in cupboard over the stairs. Two UPVC double glazed windows.

BEDROOM

9' 3" x 11' 4" (2.82m x 3.46m)

Also a double, the second bedroom looks towards Farleton Knott at the side. Built in wardrobe, a ceiling light UPVC double glazed window and a radiator.



BEDROOM

8' 10" x 7' 1" (2.69m x 2.17m)

A good sized single with a UPVC double glazed window looking across gardens towards open countryside. Radiator and a ceiling light.

SHOWER ROOM

6' 4" x 5' 8" (1.94m x 1.74m) max

Updated in recent years and fitted with a walk in enclosure with fixed head and riser spray, a concealed cistern WC and a vanity hand basin with cupboard beneath. Fully tiled, there are two chrome heated towel rails, an extractor, a ceiling light and a demister mirror with light. Frosted UPVC double glazed window, a slimline cupboard and PVC clad ceiling.

EXTERNAL

At the front of the house is a generous gated driveway and a lawn, the parking extends to the side and under the carport. There is a rockery style flower beds and a further raised bed on the path at the front. External light, tap and socket. The rear garden is fully enclosed with a patio close to the house and well planted rockery style beds. Steps lead up to the lawn and raised veg beds. A screened patio provides private space for the studio/annexe.

GARAGE

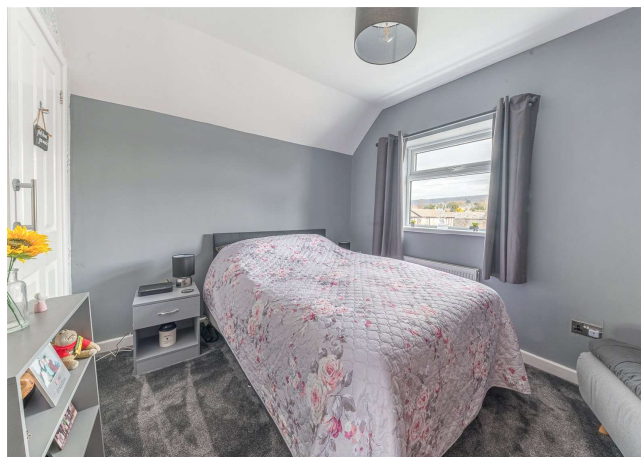
11' 11" x 24' 1" (3.63m x 7.34m)

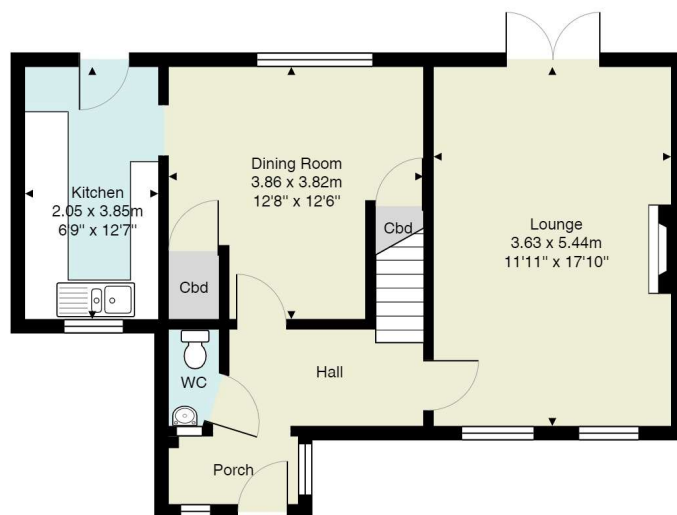
A good sized garage with up and over door, a UPVC window and a sink unit. There is mezzanine storage, plumbing for a washing machine, light and power.

STUDIO/ANNEXE

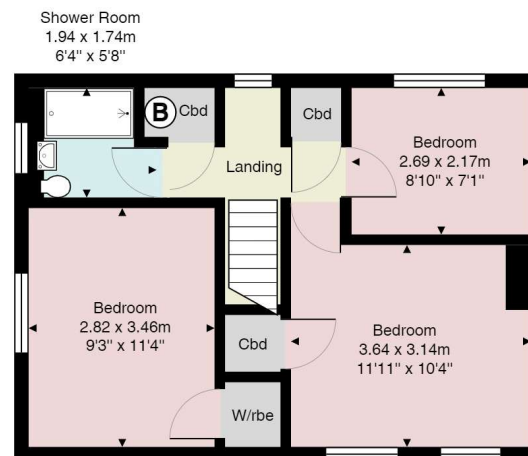
10' 10" x 14' 11" (3.30m x 4.54m)

A lovely addition to the property and perfect for those working from home or needing dedicated hobby space. UPVC double glazed window overlooking the garden wood style flooring, a ceiling light and electric panel heater. A kitchenette area is fitted with a worktop and stainless steel sink and there is a full height cupboard, a ceiling light and space for an under counter fridge. The WC is fitted with a concealed cistern WC and a corner basin, tiling, a ceiling light and extractor. There is an external store to the rear of the annexe 5' 0" x 11' 1" (1.53m x 3.38m).

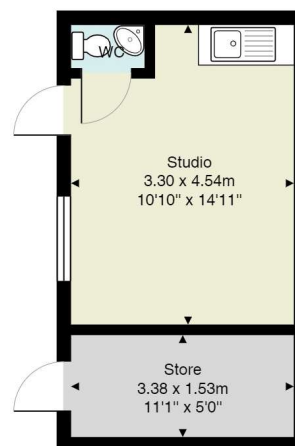




Ground Floor



1st Floor



Not actual location

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





DIRECTIONS

From our Milnthorpe office, proceed along Main Street, towards Ackenthwaite, bearing right at the roundabout with Dallam School. Continue towards Holme, passing through the village. Turn right towards Burton in Kendal. Continue into the village, turning right onto Neddy Hill opposite the shop. Follow Neddy Hill down to the bottom. Follow the road round to the right and then left with the property being located to the left hand side just before open fields. what3words.com/pops.baths.copper

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage


Tenure: Freehold. Subject to a Local Occupancy Clause - Buyers must have lived or worked in Cumbria for the preceding three years. For further clarification or exemptions, please contact the office. There is a right of access to the adjoining property via a path at the front.

Council Tax Band: B

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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SALES + LETTINGS

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