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£395,000



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GARAGE & PARKING

3 Hallfield, Ulverston,

LA12 9TA

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Excellent, detached family home situated in this popular sought-after location. Offered for sale with the advantage of early vacant possession and no upper chain. Comfortably appointed, well-proportioned family home in this pleasing and popular location. Comprising of hall, cloakroom/utility, sitting room, dining room, conservatory, fitted kitchen, four bedrooms and modern shower room, with gas central heating system, uPVC double glazing & Solar PV panels. Good off-road parking, single garage and an attractive garden to the rear which is well planted and offers a pleasant and sunny aspect. The location offers convenient access to local secondary and primary schools. A great home with early viewing invited through the office of J H Homes.



DIRECTIONS

From the office of J H Homes proceed up the cobbled market street, turn left onto Queen St and at the traffic lights proceed straight across onto Springfield Road. Continue past the UVHS School and Sixth Form, drop down the dip and on climbing out turn right onto Urswick Road. Turn first right into Hallfield and Number 3 is on the left.

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX BANDING: E
LOCAL AUTHORITY: South Lakeland District Council
SERVICES: All mains services including, gas, electric, water and drainage.





Accessed through a feature uPVC double glazed front door and side window which opens directly into:

ENTRANCE HALL

Spacious and light with the staircase leading to first-floor. Exposed pine architrave and internal doors providing access to the sitting room, kitchen, dining room, cloakroom and under stairs storage areas. To the end of the hall door opens to the cloakroom/utility.

CLOAKROOM/UTILITY

5' 11" x 5' 6" (1.82m x 1.68m)
UPVC double glazed window to the side elevation. Modern suite comprising of wash basin inset to wash stand with mixer tap and storage cupboards under , WC with concealed cistern and push button flush. Tiling to splashbacks, radiator and mirror to wall with coving to the ceiling. Plumbing for washing machine which also currently houses a tumble dryer above.

SITTING ROOM

21' 5" x 11' 4" (6.53m x 3.46m)
Generous proportions with coving to ceiling and two ceiling light points. Central white marble hearth and back housing a feature coal flame effect gas fire. To the side alcove is an arched recess with shelving for display purposes. Two double radiators, TV point and ample power sockets. Three uPVC double glazed windows to the front and side elevation two of which have fitted blinds.

KITCHEN

15' 7" x 9' 1" (4.75m x 2.79m)
Fitted with a range of base, wall and drawer units with complementary patterned work surface and tiling to splash backs. Inset one and a half bowl and drainer with mixer tap in white, gas hob with cooker hood over and built-in electric double oven and grill. Space and a plinth for large fridge, recess and plumbing for dishwasher and open access to the side of the room into the adjacent dining room. Tiling to floor, double radiator, uPVC double glazed window with fitted blind and uPVC double glazed door with feature glazed pane opening directly to the rear garden.



DINING ROOM

11' 4" x 9' 2" (3.47m x 2.81m)
Natural extension to the kitchen with double glazed patio doors opening to the adjacent conservatory. Offering ample space for a family table, double radiator, power socket and telephone point.

CONSERVATORY

10' 10" x 10' 6" (3.31m x 3.21m)
Polycarbonate style roof with fitted blinds and central ceiling light and fan combination. Tiling to floor, set of doors opening to the garden and uPVC double glazed windows with fitted blinds to all sides.

FIRST FLOOR LANDING

Internal doors to bedrooms, shower room and access to loft.

BEDROOM

12' 5" x 11' 8" (3.81m x 3.57m)
Double room situated to the rear of the property with uPVC double-glazed window with fitted blind looking down the rear garden. Complimented with a range of fitted wardrobes including drawer units, bedside units and matching headboard. Radiator, ceiling light point and power socket.

BEDROOM

11' 7" x 11' 7" (3.54m x 3.55m)
Further excellent double room with radiator, power point and ceiling light point. Doors to two cupboard areas over the stairs offering excellent storage. UPVC double glazed window to the side with fitted blind offering a pleasant aspect.

BEDROOM

9' 7" x 7' 10" (2.93m x 2.41m)
Large single or small double room as required. UPVC double-glazed window to the rear with fitted blind. Radiator, power socket and ceiling light point.

BEDROOM

9' 7" x 8' 0" (2.93m x 2.46m)
UPVC double glazed window to the front elevation with fitted blind and offering a lovely aspect over the neighbouring properties and countryside beyond including Hode Hill and Monument. Currently utilised as a study, radiator, telephone point and power sockets. Doors provide access to a built-in airing cupboard with shelving, lagged hot water tank and immersion heater.

SHOWER ROOM

9' 2" x 6' 3" (2.80m x 1.93m)
Fitted with a modern three-piece suite comprising of large walk-in shower cubicle with Triton shower and glazed sliding door, L-shaped unit housing the wash hand basin, WC with concealed cistern. Ample storage cupboards for general storage purposes. Tiling to floor, fitted mirror, extractor fan and electric shaver point. UPVC double glazed pattern glass window to the side elevation.

EXTERIOR

At the front of the property there is the advantage of a wide brick-set driveway offering ample parking and access to the attached garage. The front garden is laid to lawn with a border area having shrubs and bushes.

Most pleasant enclosed garden area at the rear with a large brick-set patio with low retaining wall and stepped access to the upper garden with a lawn and well stocked garden borders with a lovely mature magnolia tree and a variety of shrubs and bushes. Raised flagged patio area to the side with Pergola over and access to a greenhouse which has light, power and water system with door opening to an excellent timber storage/potting shed with electric and light. The rear garden is a particular feature of this lovely property and would be appreciated upon inspection.

GARAGE

16' 9" x 8' 11" (5.11m x 2.72m)
Currently used for general storage but suitable for parking a car if required. Power and light, gas and electric meters and the invertor for the solar PV panels. Wall mounted gas fired boiler for the heating and hot water systems. Personal door to the rear opens to the rear garden.