



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

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JH Homes

£400,000



1



4



3



GARAGE & PARKING

7 Reeds Gardens, Little Urswick, Ulverston, Cumbria, LA12 0US

For more information call **01229 445004**

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Ulverston
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LA12 7LN

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A unique opportunity to purchase a spacious eco-friendly, timber framed family home at the head of a small cul de sac in the popular village of Little Urswick. This excellent family home is offered for sale with early vacant possession available having no upper chain. Utilising modern technology, the solar PV system not only generates a feed in tariff income (we are advised this is £1650.00 on average over the last three years) which is valid until 2036 but, also by using the latest Sunamp thermal store technology, the excess solar power provides either domestic hot water or preheating for the gas boiler. The property has a gas fired central heating system, double glazing and substantial insulation. Comprising of four bedrooms, one of which is on the ground floor and could be used as a large work/home office or family member accommodation with separate entrance, en-suite shower/WC and built in wardrobe/store. Two/three reception rooms, entrance hall, cloakroom/WC, lounge, dining room and family dining room with three bedrooms to the first floor with the main having fitted units and en-suite shower room as well as family bathroom with sauna. Attractive mature and easy to maintain patio garden with ample parking, two entrances and garage. In all an excellent family home in a popular Furness Village.



DIRECTIONS

From the Ulverston office proceed up Market Street and turn Left onto Queen Street. Continue to the traffic lights where you meet the A590. Turn right as though heading towards Dalton. Proceed through Swarthmoor keep on this road carrying straight on at the round-about until you come to the crossroads where you can turn left to Great Urswick. Proceed through the village of Great Urswick, out of the village, pass the school as you enter Little Urswick continue with the Green to your right, follow the road round to the left and turn left into Reeds Gardens, follow to the end where the property can be found at the head of the cul de sac.

The property can be found by using the approximate "WhatThreeWords"

<https://what3words.com/clues.strike.baroness>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: South Lakeland district Council

SERVICES: Mains gas, electric, water and drainage are all connected.

PLEASE NOTE: The property benefits from solar photo voltaic panels with a feed-in tariff - These are owned outright and will be transferred with the property.





Accessed through a feature uPVC double glazed front door into the:

ENTRANCE PORCH

Tiled floor, fitted shoe racks and double-glazed windows to either side. Feature wood door with central oval pane opening into:

ENTRANCE HALL

Radiator and modern pine doors opening to the ground floor WC, sitting room and kitchen. Staircase leading to the first floor with pine newel post, handrail and spindles. Door to a small under stairs storage area.

CLOAKROOM/WC

Double-glazed window to side, radiator, WC and wash hand basin inset to wash stand with shelving under and mixer tap.

LOUNGE

13' 11" x 13' 6" (4.24m x 4.11m)

Bay window to the front elevation with wood framed double glazed window. Numerous ceiling light points, two wall light points and feature wall mounted log flame effect gas fire. Radiator and open double doorway to the adjacent dining room.

DINING ROOM

15' 1" x 13' 6" (4.61m x 4.13m)

Double glazed windows to the side and rear elevation. Radiator, ceiling light and ample power sockets. Connecting door provides access to the adjacent dining kitchen.

DINING KITCHEN

26' 8" x 13' 2" (8.15m x 4.02m)

Light and airy room with uPVC double glazed French doors opening into the garden, uPVC double glazed window to the side and Velux double glazed rooflight. Fitted with a range of base, wall and drawer units complimented by a wood block work surfacing including central Island with breakfast bar and storage cupboards under. Integrated dishwasher, fridge freezer and Rangemaster 110 cooker which has gas hob, electric hot plate and electric ovens with fold down glass lid. Tiled splashback and cooker hood over. Ceramic sink inset to the work surface, laminate flooring and three feature radiators. Door to pantry cupboard that also houses fridge freezer. Sliding glazed door opens to the adjacent bedroom/reception room.

RECEPTION ROOM/BEDROOM

15' 2" x 12' 9" (4.64m x 3.89m)

Versatile room that offers potential for a number of uses with sliding doors to the rear to a walk-in wardrobe/doset and further sliding door to the en-suite. Wall-mounted radiator, numerous ceiling light points and set of PVC double glazed French doors opening to the rear garden area.

ENSUITE

Shower cubicle with thermostatic shower, WC with push button cistem and wall hung wash basin with mixer tap and mirror above. Modern panelling to walls, extractor fan and lighting inset to ceiling.

UTILITY/PORCH

Half glazed PVC double glazed door to side. Wall mounted Glow-worm gas boiler for heating and hot water systems, electric inverter for solar PV panels, plumbing for washing machine and shelf above suitable for dryer, with tiling to floor.

FIRST FLOOR LANDING

Access to bedrooms and bathroom.

BEDROOM

14' 0" x 15' 2" (4.27m x 4.64m)

Spacious double room with double-glazed window for the front elevation with fitted blinds. Fitted with a suite of bedroom furniture comprising of wardrobes, bedside units, bridging unit and matching drawers and separate dresser drawer unit. Towel radiator, inset lights to ceiling, wooden flooring and connecting door to the en-suite.

JACK & JILL ENSUITE

7' 9" x 4' 11" (2.37m x 1.51m)

Fully tiled floor and walls, large walk-in shower cubicle, WC with push button cistem and wash hand basin with mixer tap set to a modern washstand with drawers and shelving under. Connecting door to another bedroom making this a Jack and Jill style facility. Electric underfloor heating, towel radiator, extractor fan and lighting to ceiling. Wood framed double glazed window with patterned glass pane.

BEDROOM

11' 6" x 10' 11" (3.51m x 3.33m)

Double room with large recess housing freestanding double wardrobe having large, mirrored sliding door. Radiator, inset lights to ceiling and double-glazed window to the rear with fitted blind.

BEDROOM

10' 8" x 7' 10" (3.27m x 2.41m) widest points

Double-glazed window to side elevation. Generous single room with connecting door to the Jack & Jill en-suite. Access to loft, LED lighting to ceiling and radiator.

BATHROOM

13' 1" x 7' 3" (4.00m x 2.22m)

Fitted with a four piece suite comprising of wood panelled bath with mixer tap and shower attachment, pedestal wash basin, WC, and shower cubicle with multi jet shower. Pine sauna with electric heater, tiling to floor, full tiling to walls and large electric towel radiator.

EXTERIOR

Situated to the head of the cul-de-sac with open fronted brick-set driveway offering excellent parking.

The garden is screened with a mature apple tree and conifers as well as other feature bushes, shrubs and planting. Flagged patio seating area to the front with an arbour and gated access to the side garden. Further gate from the side of the drive opens to a path with door connecting to the utility and stepped access to the garage and second driveway.

The rear drive is accessed from Low House Gardens, is brick-set and offers off-road parking and access to the garage.

The side and rear garden is landscaped for easier maintenance. It is flagged with an ornamental water feature, well stocked borders with a mature pear tree offering a pleasant sunny aspect which is sheltered. Narrow access to the side of the garage leading back to the rear drive. The rear space is easily enclosed therefore ideal for younger children and animals. Outside water tap and lighting.

GARAGE

16' 4" x 12' 11" (5.00m x 3.94m)

Good sized single garage with roller door, electric light and power.

