



#### Estate Agency Act 1979

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**£450,000**



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**GARAGE &  
PARKING**

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Superb and rare opportunity to purchase a substantial detached family home situated in this private cul-de-sac to the outskirts of Ulverston. This excellent home is offered for sale with early and vacant possession having no upper chain and both internal and early inspection is it is recommended to appreciate the spacious property, the excellent accommodation it offers. The property has gas fired central heating, double glazing, modern kitchen and offers superb further potential for general personalisation. The generous plot has mature Gardens to the front and rear, there is an integral double garage and ample parking, situated in a quiet corner position with Farmland to the rear. The accommodation comprises entrance porch, reception hall, sitting room, dining room, kitchen, utility, office/playroom, two ground floor double bedrooms, shower room, first floor with two further double bedrooms, one of which having an ensuite. In all a superb property in an excellent position with viewing highly recommended..



DIRECTIONS

Proceeding out of Ulverston heading towards Barrow-in-Furness proceed through Swarthmoor and continue straight across at the new roundabout. Take the next turning on the left-hand side signposted to Great Urswick continue along the road until you reach High Carly and take the turning on the left-hand side signposted Carley Close (approach it slowly as it is easily missed) Turning into Carly Close bear to the right and turning to an initially shared driveway where the drive belonging to number five continues to the side of the neighbouring property. The property is situated in the far right hand corner of the cul-de-sac.

GENERAL INFORMATION

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









Accessed via a fully glazed wooden multi pane double glazed door opening into:

**ENTRANCE PORCH**

Single glazed multi pane windows, radiator and wood painted internal door giving access to:

**RECEPTION HALL**

Spacious reception hall with open under stairs area maximising usable space. Staircase leading to first floor, radiator and internal doors to two ground floor bedrooms, shower room and further multi pane glazed door to the sitting room.

**SITTING ROOM**

20' 4" x 12' 10" (6.21m x 3.92m)  
Coving to ceiling, feature fireplace feature to one end with side displays, wooden mantel shelf with an open grate for a real fire. Set of wooden double-glazed French doors opening to the front patio and garden, two ceiling light points and two wall light points. Open archway connects to the adjacent dining room.

**DINING ROOM**

9' 10" x 9' 11" (3.00m x 3.03m)  
UPVC double glazed French doors opening to the rear terrace and garden. Radiator, power sockets and connecting door to the kitchen.

**KITCHEN**

15' 8" x 9' 10" (4.79m x 3.00m)  
Spacious kitchen recently fitted with a modern and attractive range of base, wall and drawer units with dark grey work surface and tiling to the splash backs. Inset stainless-steel sink unit with mixer tap, integrated Indesit double oven and grill and electric hob and recess and plumbing for dishwasher. Radiator, vinyl cushion flooring in a tiled effect finish and wood framed double glazed window overlooking the rear garden. Door opening to the utility.



**UTILITY ROOM**

7' 8" x 6' 11" (2.35m x 2.13m)  
Half-glazed door to the rear garden and window to side. Fitted with kitchen units and work surfaces with tiled splashback and stainless-steel sink unit and recess and plumbing for washing machine. Staircase leading to an upper floor room and connecting door to garage.

From the top of the staircase a small ladder can be attached to access an additonal loft storage space with roof light.

**OFFICE/PLAYROOM**

11' 8" x 12' 8" (3.57m x 3.87m)  
Reduced head height, separate WC and wash hand basin. Double glazed rooflight and offers potential for several uses.

**BEDROOM**

12' 10" x 9' 10" (3.92m x 3.02m)  
Generous double room with radiator, power sockets and ceiling light point. Wood frame double glazed window to the front elevation looking to the front garden area and high-level double-glazed window to the side.

**BEDROOM**

13' 6" x 9' 10" (4.12m x 3.00m)  
Double room to the rear with double glazed multi pane window overlooking the rear garden with an additional high-level window to the side. radiator, power socket and connecting door to the adjacent shower room.

**SHOWER ROOM**

9' 1" x 9' 10" (2.77m x 3.00m)  
Modern shower room comprising of spacious walk-in shower cubicle with sliding door and thermostatic shower, sink unit integrated within a range of units with work surface and tiled splashback and WC with push button cistern. Radiator and additional towel radiator, Xpelair extractor, electric shaver point and grey wood grain effect laminate flooring.

**FIRST FLOOR LANDING**

Spacious landing with double glazed rooflight and connecting doors to remaining bedrooms. Access to loft and walk-in airing cupboard.

**BEDROOM**

16' 11" x 9' 10" (5.18m x 3.02m)  
Generous double bed with painted beams and multi pane double glazed window to the rear with a lovely aspect to the garden and countryside beyond. Power sockets, ceiling light point and radiator.

**MASTER BEDROOM**

16' 7" x 14' 1" (5.07m x 4.30m) widest points  
Painted beams and two sets of louvre door cupboards to either side of the bed recess offering storage space. Double-glazed window to the rear with open aspect to the garden and surrounding countryside. Connecting door to the en-suite bathroom.

**ENSUITE**

11' 5" x 5' 11" (3.49m x 1.81m) widest points  
Three-piece suite in white comprising of pedestal wash hand basin, panelled bath with mixer tap shower attachment and WC. Tiling to splashbacks, extractor fan and shaver light points as well as double central heating radiator. Louvre doors to deep storage cupboards with further eaves access beyond.

**EXTERIOR**

Approached along a graveled drive that is initially shared by the neighbouring property. This leads to the parking area with turning space and double garage. Spacious and mature plot with gardens to the front side and rear and is bordered by farmland to the rear. There are mature trees shrubs and bushes, patio and seating areas with areas of lawn/grass at the front and rear and an ornamental pond.