

Total area: approx. 225.1 sq. metres (2423.2 sq. feet)

**JH
Homes**

£650,000



3



4



2



GARAGE & PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71C	78C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

**JH
Homes**

**36 Mountbarrow Road,
Ulverston, LA12 9NN**

For more information call **01229 314049**

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Ulverston
Cumbria
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www.jhhomes.net or contact@jhhomes.net

Superb, detached family home situated in an excellent position within the popular and sought after market town of Ulverston. This stunning home has been comprehensively improved and modernised by the current owners to offer the highest quality of presentation and fittings, creating a free-flowing family home set on an enviable plot. With large and extensive level gardens that offer perfect family playing and entertaining space. Comprising of porch, hall, cloakroom/WC, office, lounge, kitchen/diner, snug, utility, four double bedrooms, master with en-suite and family bathroom. Gas central heating system, double glazing, integral double garage, excellent off-road parking and the advantage of a superb 'L' shaped garden room "Tiki Bar" with light and power and wiring for hot tub. The gardens make an excellent complement to this superb property and early/internal viewing is essential to appreciate this lovely home.



DIRECTIONS

From the offices of JH Homes proceed up Market Street, turning left onto Queen Street. At the lights continue straight over, passing the railway station on your right hand side. Continuing on this road passing both St Mary's, UVHS and Croftlands Primary School and shortly after these the property can be found on the left hand side, identified by a pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/buns.kinder.inefficient>

GENERAL INFORMATION

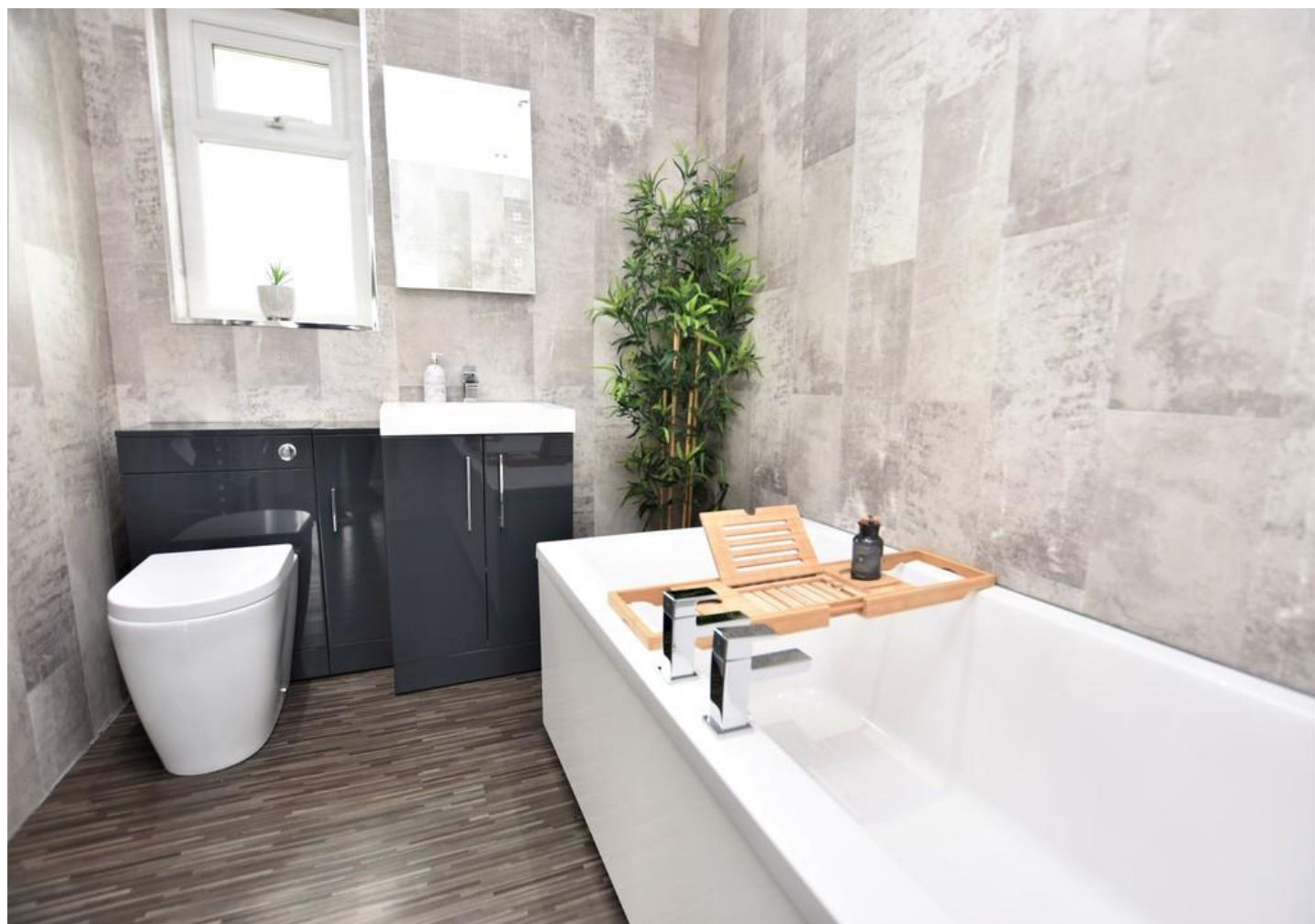
TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: South Lakeland District Council

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





Accessed from an open sided glazed porch giving shelter to modern composite double-glazed door opening to:

CLOAKROOM/WC

Modern suite combining unit with inset wash hand basin with mixer tap and matching WC with concealed cistern and dual flush. UPVC double glazed window, bamboo effect flooring and similar timber effect feature panelling to walls. Radiator, inset lights to paneled ceiling with sensor.

HALL

Light and airy with white wooden panel doors providing access office, lounge, kitchen/area. Radiator, inset lights to ceiling, integrated smoke alarm and electric sensors for lights. Corner uPVC double glazed window with fitted blinds to the side of the staircase and the staircase leading to first floor with under stairs storage units offering slide out shoe storage and general storage.

OFFICE

11' 10" x 9' 5" (3.61m x 2.87m)

Potential for several uses including TV/cinema room, games room, children's playroom or indeed an additional bedroom if required. UPVC double glazed window to side with vertical blinds, radiator and TV mounted to the wall with concealed wiring.

LOUNGE

24' 8" x 15' 5" (7.52m x 4.7m)

Large sliding uPVC double glazed patio door to the rear opening to deck and offering an aspect down the long rear garden. Further window to side and inset LED lights to ceiling with coving. Central feature, fireplace with electric flame effect fire, TV bracket above, concealed wiring, ample power sockets and radiators.

KITCHEN

16' 11" x 13' 8" (5.16m x 4.17m)

Open plan kitchen/dining area leading into a snug looking out towards the garden. Fitted with a comprehensive range of base, wall and drawer units with Silestone worktop over incorporating one and a half bowl sink and grooved drainer with swan necked mixer tap. Integrated dishwasher, space for American style fridge/freezer and range style cooker with extractor over and glass splashback. Tiled splash backs, radiator, concealed LED lighting, further LED lighting to the ceiling with motion sensors and power points. UPVC double glazed window to front and patio doors to rear. Open to:

DINING AREA

11' 10" x 7' 9" (3.61m x 2.36m)

UPVC double glazed window, power points, radiator, concealed wiring and TV bracket to wall.

SNUG

13' 11" x 10' 8" (4.24m x 3.25m)

Two ceiling light points, TV bracket to wall with concealed wiring and uPVC double glazed window with fitted blind overlooking the lovely rear garden. Radiator, power sockets and telephone point.

UTILITY ROOM

5' 8" x 7' 1" (1.73m x 2.16m)

Area of work surface with recess and plumbing for washing machine and space for dryer, with shelving and wall-mounted Glow-worm gas boiler for the hot water and heating systems. High level electric meter, circuit breaker control point and small uPVC double glazed window to rear.

DOUBLE GARAGE

16' 11" x 18' 5" (5.16m x 5.61m)

Twin up and over roller doors one of which is remotely controlled, three uPVC double glazed windows to side and rear elevation. Electric light, power sockets and gas meter.

FIRST FLOOR LANDING

Integrated LED lights to ceiling with motion sensor, integrated smoke alarm and modern panel doors to all bedrooms and family bathroom.

MASTER BEDROOM

14' 5" x 12' 0" (4.39m x 3.66m)

Double room with large uPVC double glazed window to rear with fitted blinds overlooking the rear garden. Feature panelling to one wall, radiator, double doors to wardrobe with hanging rail and open storage above, TV brackets to wall with wiring and door to ensuite shower.

ENSUITE

9' 1" x 3' 7" (2.77m x 1.09m)

Stylish modern grey stone effect panelling to walls, complementary flooring and panelling to ceiling with motion sensor inset lights and extractor. Comprises of large, glazed shower screen with thermostatic shower, fixed rain head and flexi-track spray, wash hand basin inset to vanity unit with grey high gloss finish, mixer tap, mirror above and modern chrome ladder style towel radiator.

BEDROOM

14' 5" x 11' 3" (4.39m x 3.43m)

Double room is situated to the rear with large uPVC double glazed window with fitted blind looking down to the garden. Radiator and built in wardrobes with sliding, illuminated door, hanging rail and shelving.

BEDROOM

11' 5" x 7' 9" (3.48m x 2.36m)

Situated to the front of the property with radiator, electric light, power and uPVC double glazed window to the front elevation with fitted blind.

BEDROOM

11' 5" x 7' 9" (3.48m x 2.36m)

Further double room with radiator, uPVC double glazed window to the front with fitted blind and access to loft.

BATHROOM

8' 6" x 6' 8" (2.59m x 2.03m)

Modern bathroom with stone effect panelling to walls, complimentary patterned flooring and panelling to ceiling with inset LED lights, extractor and modern chrome ladder style towel radiator. Comprising of large double bath with side taps, WC with dual flush and sink with mixer tap set to vanity unit with high gloss grey panels and storage cupboard.

EXTERIOR

Accessed through a sliding modern grey gate opening to the concrete printed driveway with full fencing to the front and sides. The front garden is laid to lawn with gated access to one side and to the other side an aluminium frame greenhouse (accessed from the rear), recycling and bin storage cover.

Impressive and stylish rear garden perfect for the family buyer. Enclosed by modern fencing with extremely well presented areas including modern deck accessed from the living room, access to a small herb bed garden area and greenhouse to side.

Slate shingled pathways around the perimeter of the lawns with seating areas to enjoy the sunshine throughout the day. To the upper part of the garden is a decked area around the superb garden room and further area with storage shed. Accessed from the garden is a WC with toilet and sink.

GARDEN ROOM

Sizeable deck to front with useful roll up canvas style doors and windows, lighting and wiring for a hot tub. Double glazed sliding patio door opens to the main room which has a "Tiki Bar" and doors and windows to the side with electric light and power.

