

Total area: approx. 180.7 sq. metres (1945.4 sq. feet)



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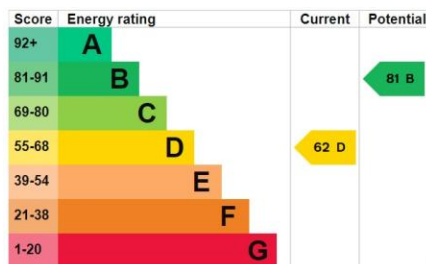
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GARAGE &
PARKING



Estate Agency Act 1979

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LA12 9LS

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Detached family home that has been comprehensively redesigned, extended and modernised by the current owners to create a most spacious versatile and stunning family home. Set on a spacious plot with attractive gardens and excellent parking comprising of entrance hall, lounge, snug, music room, boot room, WC/utility, open plan kitchen/diner with three double bedrooms, bathroom and separate shower room to the first floor. The versatile accommodation could be used to create five bedrooms if required and is presented and finished to an excellent standard throughout. Parking to the front and side with access to the garage. Excellent rear garden with good sized patio, lawn, and well stocked borders, perfect for the family buyer. Completing this property is a gas central heating system and uPVC double glazing.



DIRECTIONS

From our office in the centre of Ulverston proceed up Market St, turning left onto Queen Street and carry on until the lights. Continue straight ahead onto Princes Street, passing the railway station, the primary school on the right, UVHS secondary school and sixth form on the left. Proceed through the dip and along Mountbarrow Road and after a short while, take a right hand turn onto Birkett Drive. Continue up the road where the property can be found on the right hand side.

The property can be found by using the following "What Three Words"

<https://what3words.com/cuddled.rather.tips>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed through an open fronted porch, giving shelter to a modern wide composite door with double glazed rectangular feature pane opening into:

HALL

Wood grain laminate flooring, stylish modern Oak style internal doors offering access to three ground floor reception rooms, utility room/WC and boot room kitchen/diner. Radiator, two ceiling light points and staircase to the first floor.

LOUNGE

13' 10" x 11' 3" (4.22m x 3.43m)
Feature arched bay window with modern double glazed uPVC windows, coving to ceiling, feature gas flame effect stove sat on a polished steel style hearth. Power points and ceiling light point.

SNUG

13' 10" x 10' 4" (4.22m x 3.15m)
TV bracket to wall, uPVC double glazed window to front, radiator, electric light and power. Versatile room suitable as a second reception room or ground floor bedroom if required.

BOOT ROOM

6' 11" x 11' 3" (2.11m x 3.43m)
Coat hooks to one wall, uPVC double glazed feature window with blind to side and radiator.

MUSIC ROOM

10' 11" x 10' 4" (3.33m x 3.15m)
UPVC double glazed window to side looking to the garden and patio. Useful recess under stairs, radiator, electric light and power.

UTILITY ROOM/WC

8' 3" x 8' 4" (2.51m x 2.54m)
Two piece suite comprising of WC with push button flush and wash hand basin set to storage cupboard with mixer tap. Two uPVC double glazed windows, utility area with work surface, recess and plumbing for washing machine and additional freezer space. Cupboard housing Ideal boiler with further storage under. Modern electric panel heater and extractor fan.



KITCHEN/DINER

11' 6" x 26' 10" (3.51m x 8.18m)
Naturally divided to create a spacious kitchen area which is comprehensively fitted with an attractive and modern range of base, wall and drawer units with complementary grey work surface over incorporating one and a half bowl sink and drainer with mixer tap and upstands. Integrated Neff induction hob with glass splashback, modern cooker hood over, Neff built-in electric multifunction oven, built in fridge, freezer and dishwasher. UPVC double glazed window to side with fitted blind. The area is separated by an island and breakfast bar with the dining area having a set of double glazed French doors and three further double glazed windows overlooking the garden. Two column radiators and inset LED lights to ceiling.

FIRST FLOOR LANDING

UPVC double glazed window, oak style banister rail with glazed panelling, modern Oak style doors give access to bedrooms, bathroom and shower room.

BEDROOM

11' 6" x 18' 3" (3.51m x 5.56m)
Spacious room with two uPVC double glazed windows to side and rear, radiator and a range of freestanding drawers and cupboard units to one wall with matching bedside units.

BATHROOM

6' 4" x 9' 3" (1.93m x 2.82m)
Fitted with a three piece suite in white comprising of bath with Mira electric shower over and glazed screen, pedestal wash hand basin with mixer tap and corner positioned WC. Modern panelling to walls, ducted extraction, tiled splashback, wall mounted mirror fronted cabinet, inset lighting to ceiling, modern vinyl style flooring and tall chrome ladder style radiator.

BEDROOM

14' 5" x 13' 1" (4.39m x 3.99m) widest points
Double room situated to the front with two uPVC double glazed windows to side and front. Radiator, power points, wall lights and ceiling light point.

BEDROOM

14' 5" x 12' 10" (4.39m x 3.91m) widest points
Further double room with two uPVC double glazed windows to side and front. Two wall light points, ceiling light point, power points and radiator.

SHOWER ROOM

12' 11" x 5' 2" (3.94m x 1.57m) widest points
Modern three piece suite in white comprising of wash hand basin with mixer tap set to vanity unit with storage under, WC with push button flush and glazed shower cubicle with modern panelling, extractor fan and glazed door. Chrome ladder style towel radiator, double glazed roof light and double louver doors to an eaves storage space.

EXTERIOR

Set on a spacious and wide plot to the front which offers attractive front garden area with lawn and mature borders. Parking to both sides with access to garage. The rear offers a sizable garden with lovely patio to side, two levels with raised borders and useful garden storage shed. Further raised planted border dividing the flagged path to a grassed garden area, storage shed and raised borders. From the rear garden is access to the driveway at the side with the single garage. Outside power sockets to front and rear of the property.

GARAGE

Up and over door and side window.