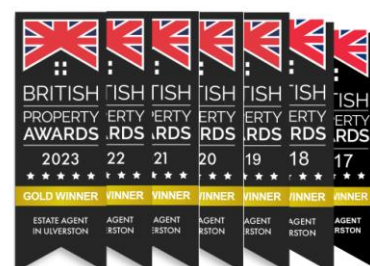
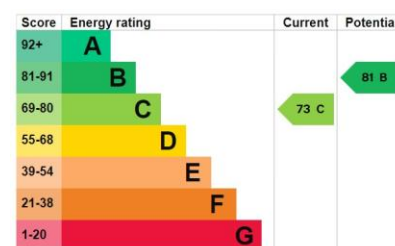




Total area: approx. 0.0 sq. metres (0.0 sq. feet)



#### 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.

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**GARAGE & PARKING**

**2 South Green, Ulverston,  
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**2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN**

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Stunning, stylish detached family home situated in this ever popular and sought after residential development to the outskirts of Ulverston. Having been completely reimagined, modernised and extended by the current owners to offer an excellent stylish property perfect for a range of buyers including the family purchaser. Set on an attractive well presented and landscape garden plot with lovely view to the front over the parkland/green that is a feature of Birkrigg Park. The location offers good access to both Ulverston and the A590 to Barrow In Furness. Comprising of entrance porch, hall, WC, lounge, family room/dining room, extended kitchen, utility room, four bedrooms including master suite with open plan shower room, family bathroom, twin width driveway and integral garage. Gas fired central heating system, uPVC double glazing and high standard of presentation throughout with internal viewing of this superb home being highly recommended.



DIRECTIONS

Leaving Ulverston along the A590 in the direction of Barrow continue along the main road and at Cross a Moor proceed around to the roundabout going straight across. As you drop down the hill take the left hand turn sign posted towards Urswick. Continue along here until you meet the crossroads turning left and then first left again into Birkrigg Park. South Green is the first left and the property can be found on the right identified with our pink "For Sale" board.

The property can be found by using the following approximate "What Three Words"  
<https://what3words.com/hardback.hinted.unguarded>

GENERAL INFORMATION

TENURE: Freehold  
COUNCIL TAX: E  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, electric, water are all connected









Accessed through a modern black composite style door with leaded and double glazed panes with pattern glass side pane opening to:

**PORCH**

5' 3" x 3' 11" (1.61m x 1.20m) plus wardrobe  
Double louvered doors to coat cupboard with hanging rail and storage above, double glazed window to side, radiator and stylish feature wood panelled door to hallway.

**HALLWAY**

Attractive welcoming area with Kamdean flooring, staircase to the side to first floor with feature uPVC double glazed window with leaded glass pane in a Macintosh style design. Radiator, door to useful understairs store and access to WC.

**WC**

Two piece suite comprising of WC and wash hand basin with mixer tap, radiator and Karndeian flooring.

**LOUNGE**

20' 10" x 14' 5" (6.35m x 4.39m)  
Superb media wall with provision for TV, sound bar and below fantastic Dimplex electric flame feature fire with interchangeable colours.

Coving to the ceiling, set of PVC double glazed sliding patio doors to rear covered veranda and double glazed bay window to front with beautiful aspect over the front garden and parkland opposite. Two ceiling light points, Karndeian flooring, two radiators and two wall light points.

**DINING ROOM/FAMILY ROOM**

12' 3" x 9' 1" (3.74m x 2.77m)  
Open to the adjacent kitchen extension. Karndeian flooring, radiator, coving to ceiling, door to utility room and open access to kitchen.

**KITCHEN**

12' 0" x 11' 4" (3.67m x 3.46 m)  
Fitted with a range of base, wall and drawer units with Oak décor panels complemented with granite work surface, matching upstand and red tiled splashback beyond. Inset circular sink with grooved drainer to corner with mixer tap. Integrated gas hob with granite splashback and feature cooker hood over, integrated wine rack, microwave, fridge freezer and electric of fan oven. Pantry cupboard with slide out doors, vaulted ceiling with superb truss beam features and PVC double glazed window mirroring the truss shape overlooking the landscaped garden.



**UTILITY ROOM**

8' 0" x 6' 2" (2.46m x 1.88m)  
Fitted with a range of base and wall units with high gloss granite effect works surface incorporating stainless steel sink and mixer tap. Recess for fridge, electric wall heater, Karndeian flooring and uPVC double glazed window. Door to garage.

**FIRST FLOOR LANDING**

Oak style doors to bedrooms and bathroom and further door to built in shelved cupboard. Inset lights to ceiling, access to loft, electric fan and light combination over stairs.

**MASTER SUITE**

14' 9" x 10' 9" (4.52m x 3.28m)  
Open plan bedroom and bathroom with the bedroom having a set of PVC double glazed French doors to a Juliet balcony offering an aspect over the green/parkland opposite. High gloss, Karndeian wood grain flooring with feature tiling to ensuite area and curved feature radiator with door giving access to walk in wardrobe area. The ensuite comprises a curved glazed shower screen to multi jet feature shower, WC with concealed flush and wash hand basin inset to vanity unit with storage cupboards under and to side. Electric mirror, tiled surround, two chrome ladder style towel radiators and uPVC double glazed window.

**BATHROOM**

10' 3" x 8' 0" (3.14m x 2.46m)  
Stylish and modern bathroom featuring a four piece suite comprising of shaped traditional style hip bath with ball and claw feet and free standing mixer tap with shower attachment, glazed shower cubicle with thermostatic shower, fixed rain head and flexi track spray, wash hand basin with mixer tap inset to unit with drawers underneath and WC with concealed cistern and push button flush. Attractive pebble effect Karndeian flooring, tiling to half the walls plus additional tiling to shower area. Modern waved chrome radiator, chrome ladder style towel radiator, Velux double glazed roof light to vaulted ceiling with inset LED lights and extractor fan.

**BEDROOM**

11' 5" x 10' 2" (3.48m x 3.10m) plus wardrobe  
Double room with set of wardrobes and drawers recessed to side, radiator, set of twin opening uPVC double glazed tilt and turn windows looking to garden.

**BEDROOM**

11' 5" x 9' 8" (3.48m x 2.95m)  
Further double room with range of fitted wardrobes to one wall, radiator and set of twin opening uPVC double glazed tilt and turn windows offering an aspect down the garden.

**BEDROOM/STUDY**

11' 9" x 9' 0" (3.59m x 2.75m)  
Double room currently used as a home office. UPVC double glazed tilt and turn opening window to the green opposite, radiator, electric light and power.

**EXTERIOR**

Good sized driveway with concrete printed cobble effect in front of the garage. The open plan front garden is grassed with mature border areas that are well stocked including a mature plum tree.

To the rear is a most beautiful and recently landscaped rear garden with access from the lounge or kitchen through the covered veranda.

The rear garden is a beautiful feature of this excellent property with flagged and level garden area with artificial lawn, raised borders with sleeper edging which are well stocked with a variety of shrubs and bushes. Offering a good degree of sunlight throughout the day as well as being enclosed and safe for young children and animals, gate to side giving access to garden storage shed and area for bin storage etc, beyond this a path leads to the front.

**COVERED VERANDA**

14' 7" x 6' 4" (4.44m x 1.93m)  
Superb area for all year round entertaining with electric heaters and lights, wall lights and flagged floor area which extends into the garden, this area offers shelter and seclusion for all year round entertaining.

**GARAGE**

18' 9" x 8' 10" (5.72m x 2.70m)  
Single garage with up and over door, electric circuit breaker control point, plumbing for washing machine with space on top for dryer. Wall mounted Worcester gas boiler for the central heating system.