

Total area: approx. 150.5 sq. metres (1620.3 sq. feet)

DIRECTIONS

From office, proceed up the cobbled Market Street turning left onto Queen Street. At the traffic lights continue straight across onto Princes Street passing the railway station, the primary and Ulverston Victoria High School. Proceed through the dip and take the second turning on the left onto Central Drive, continue to the end of Central Drive turning right onto Oakwood Drive. Turn first left into Birchwood Drive, turn first right onto Bigland Drive proceeding up the road turn Left into Mearness Drive and the property can be found on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/booklet.unscrew.sunflower>

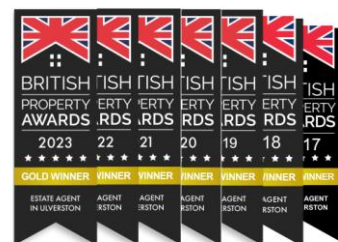
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness District Council

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



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.



£325,000



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GARAGE & PARKING

**1 Mearness Drive,
Ulverston, LA12 9PE**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Deceptive and spacious semi detached family home situated in this ever popular residential location. Having been completely altered, extended and improved to offer a four bedroom home which comprises of porch, lounge, open plan lounge/kitchen/diner with utility, WC, and French doors to conservatory. To the first floor are four bedrooms of which three are doubles and good sized single room plus modern shower room. Set on a pleasant plot with driveway, front forecourt garden, single garage and access to side of the property. The rear garden is well presented with deck, lawn, summer house and is a lovely compliment to this family home. Complete with gas central heating system and uPVC double glazing.



Accessed through a composite door with double glazed, leaded patterned glass panes into:

PORCH

3' 3" x 4' 4" (0.99m x 1.32m)
UPVC double glazed window to side, woodgrain flooring and feature PVC door with central oval pane giving access to:

LOUNGE

15' 8" x 14' 4" (4.78m x 4.37m)
UPVC double glazed bay window to front with fitted blind offering a pleasant aspect to the front garden area. Modern fireplace with marble style surround, hearth and inset with concealed lights and remote operated living coal flame gas fire. To the side of the room a staircase leading to the first floor with handrail, painted newel post, handrail and spindles. Radiator, ceiling light, two wall light points and ample power sockets.

KITCHEN/DINER

21' 2" x 19' 7" (6.45m x 5.97m) widest points
Divided into three natural areas with lounge, dining space and kitchen.
Lounge Area
Radiator, TV bracket to wall and inset lights to ceiling. Door to utility room and further door to under stairs store.
Dining Area
Wood grain laminate flooring, ample space for a family sized dining table with radiator, uPVC double glazed French doors to conservatory and breakfast bar peninsula divide to kitchen.
Kitchen
Fitted with a modern range of base, wall and drawer units with wood block effect work surface incorporating one and a half bowl sink and drainer with mixer tap and extending to the breakfast bar. Appliances include gas hob with glass splashback, cooker hood over, low level electric double oven and grill and built in dishwasher. Space for American style fridge freezer and in all is an excellent space complementing this lovely family room.

CONSERVATORY

10' 0" x 7' 11" (3.05m x 2.41m)
UPVC double glazed construction set to a low wall with polycarbonate pitched roof and fitted blinds to windows and door. Ample power points, radiator, two wall light points and wood grain laminate flooring.

UTILITY ROOM

8' 2" x 4' 11" (2.49m x 1.5m)
Worksurfacing, wall mounted Valiant gas combi boiler for the heating and hot water systems. Recess and plumbing for washing machine, space for dryer and storage cupboard to end. UPVC double glazed window and extractor fan.

WC

3' 10" x 4' 11" (1.17m x 1.5m)
Two piece suite comprising of low level, dual flush WC and wash hand basin. Panelling to three quarters of the walls, UPVC double glazed window and ducted extraction.

FIRST FLOOR LANDING

Radiator, access to loft, doors to bedrooms and shower room.

BEDROOM

18' 10" x 8' 4" (5.74m x 2.54m)
Double room with ample space for freestanding wardrobes, radiator, ceiling light point and uPVC double glazed window to front.

BEDROOM

18' 4" x 9' 9" (5.59m x 2.97m)
Double room situated to the rear with radiator, TV bracket to wall and uPVC double glazed window offering a pleasant aspect down the garden and beyond neighbouring properties towards the countryside.



BEDROOM

14' 4" x 9' 7" (4.37m x 2.92m)
Further double room to the rear with radiator, ceiling light and power. UPVC double glazed window to rear again offering an aspect down the garden with glimpses of Hoad Hill and Monument to side and surrounding countryside in the distance beyond neighbouring properties.

BEDROOM

9' 6" x 10' 11" (2.9m x 3.33m)
Single room, currently used as a home office with uPVC double glazed window to front, radiator, ceiling light and power. Central bulkhead storage platform.

SHOWER ROOM

13' 1" x 4' 11" (3.99m x 1.5m)
Fitted with a modern suite comprising of glazed, open access shower cubicle with Mira remotely operated shower unit, flexi-track spray and ceiling mounted rain head shower, WC with push button flush and vanity unit with sink and mixer tap. Electric mirror over, storage cupboards under and to side. Wood grain vinyl style flooring, modern panelling to walls and ceiling with inset LED lights and extractor fan. UPVC double glazed window to side with patterned glass pane and fitted blind, chrome ladder style towel/radiator and further modern column radiator.

EXTERIOR

To the front is a double width concrete printed driveway and to the side is a front garden with retaining wall, lawn, mature shrubs and bushes. Access to garage and access to side to the rear garden.
The rear garden is attractive landscaped and well presented. Initial decked area to side of the conservatory with wooden handrails and short flight of steps to the lower garden which is laid to lawn with central flag path, useful side barbecue area, side borders with shrubs and bushes and to the end of the path a great further deck with access to summerhouse. The summer house has windows and doors to front and offers a further attractive seating area. At the rear of the summerhouse is a further area offering concealed general storage space. Gate to side enclosing the garden and giving access back to the front with door to garage.

GARAGE

15' 8" x 8' 4" (4.78m x 2.54m)
Roller door, PVC half glazed door to side.

