



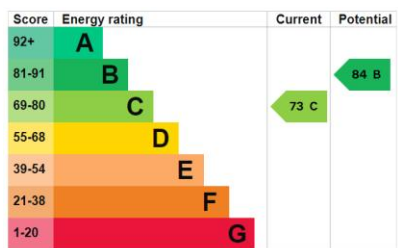
**DIRECTIONS**

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 left onto Oakwood Drive. Turn first left into Birchwood Drive, first right onto Bigland Drive and proceed 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/intrigues.savings.remotes>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, water and electric  
 PLEASE NOTE: The secondary security gates and additional roller door security inside the garage are not included in the sale.



**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.



£320,000



2 4 1 GARAGE & PARKING

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Semi detached home which has been completely re-imagined and modernised by the current owners to offer a beautiful modern family property ready for immediate occupation with versatile four bedroomed accommodation. Set on an attractive plot with excellent off road parking and garage. Comprising of hall, study/studio, lounge, inner hall, bathroom, ground floor bedroom, open plan lounge/kitchen diner with three further bedrooms and WC to the first floor. Attractive garden to rear with decking, artificial grass, Pergola with hot tub (available by separate negotiation) and access to an excellent detached garage. Complete with gas central heating system, uPVC double glazing and presented to a high standard throughout. In all a superb property in a popular location, that gives good access to local schools etc. This excellent family home is highly recommended for internal inspection with early viewing invited.



Accessed through a feature composite door with leaded central glazed panes and double glazed side panes opening into:

#### HALL

Tiled floor, feature shelf and radiator. Modern wooden doors to study/studio and half glazed door to lounge.

#### STUDY/STUDIO

10' 6" x 7' 2" (3.21m x 2.19m)  
UPVC double glazed window to side with fitted blind, feature panelling to one wall and sink with mixer tap, storage cupboard under and shelving to side. Cupboard housing gas boiler for the heating and hot water systems, wood grain laminate flooring, radiator and inset lights to ceiling.

#### LOUNGE

14' 9" x 10' 8" (4.50m x 3.27m)  
Central feature, fireplace with flagged hearth and wood burning stove, uPVC double glazed window to front with fitted wooden blind and radiator. Ceiling light point, ample power sockets and half glazed wooden door to inner hall.

#### INNER HALL

Staircase to first floor with Oak newel post and handrail with metal spindles, modern wooden door to under stairs store, ceiling light point and radiator. Modern wooden internal doors to bathroom, ground floor bedroom and dining kitchen.

#### DINING AREA

7' 8" x 8' 3" (2.36m x 2.54m)  
TV bracket to wall, radiator and open to kitchen.

#### KITCHEN

17' 8" x 8' 7" (5.40m x 2.63m)  
Well fitted kitchen that has been extended to the rear of the original house featuring PVC double glazed bifold doors with fitted blinds opening to the deck and garden. Further uPVC window and double glazed atrium lantern roof. Fitted with an attractive and modern range of base, wall and drawer units with grey Silestone work surface with inset sink with mixer tap and grooved drainer. Built in appliances including Belling electric oven, Bosch combination microwave and oven, Belling hob with cooker hood over, built in fridge freezer and dishwasher. Matching Silestone breakfast bar area with storage cupboards under, with inset lights to ceiling, ample power sockets and light wood grain laminate flooring.

#### BEDROOM

10' 5" x 8' 4" (3.18m x 2.56m)  
Double room with uPVC double glazed window to side, radiator and ceiling light point.

#### BATHROOM

7' 1" x 6' 0" (2.18m x 1.83m)  
Modern three piece suite in white comprising of bath with shower screen and mixer tap shower fitment, concealed cistern, dual flush WC and wash hand basin set to vanity unit with mixer tap and storage cupboards under. UPVC double glazed window to side with fitted wooden blind, inset lights to ceiling, extractor fan and chrome ladder style towel radiator. Tiled flooring with with electric underfloor heat mat and tiling to the bath area.

#### FIRST FLOOR LANDING

Inset lights, integrated smoke alarm and modern wooden doors to bedrooms and WC.



#### WC

Modern WC with built in sink to cistern with mixer tap. Extractor fan and inset light to ceiling.

#### BEDROOM

17' 10" x 14' 2" (5.44m x 4.32m)  
Double room with exposed feature beam, some limited head height and uPVC double glazed window to the gable offering an outlook over the neighbouring properties. Radiator, built in dressing/wardrobe area with shelving, hanging rails and drawers. Recessed alcoves to either side of the bed, door to eaves storage area and trap door to loft.

#### BEDROOM

8' 9" x 8' 6" (2.67m x 2.61m)  
UPVC double glazed window over the rear garden and beyond neighbouring properties. Ceiling light point, radiator and power sockets.

#### BEDROOM

8' 11" x 8' 5" (2.73m x 2.57m)  
UPVC double glazed window offering a pleasant aspect, ceiling light point and radiator.

#### EXTERIOR

Off road parking to front and side, tarmac parking bays and brick set path leading to front door. The side offers access to a detached garage and gate to rear.  
Enclosed rear garden with grey composite decking, handrails around the perimeter and stepped access down to the garden and kitchen. Artificial grass bench seating to side with built in barbecue, covered Pergola area housing hot tub which may be available by separate negotiation. Door to garage.

#### GARAGE/WORK SHOP AREA

25' 5" x 10' 11" (7.75m x 3.33m)  
Electric light and power, circuit breaker control point, bench, storage space around the perimeter and electric roller door to front.

