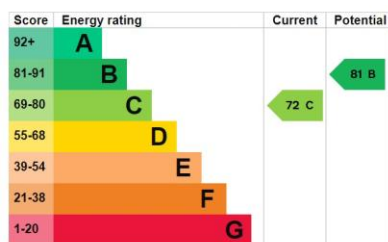


Total area: approx. 123.3 sq. metres (1327.1 sq. feet)



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.



JH Homes **£300,000**



3
 3
 1
 PARKING

**8 Derwent Place, Ulverston,
Cumbria, LA12 9BX**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Tucked away in the corner of Derwent Place you would be wrong if you thought you were walking into a wee property. From the front the property is exceptionally deceiving and definitely needs to be viewed to appreciate the accommodation on offer. Walking through the front door will give you a taste of what is to come, with excellent entertaining space including a beautiful family room with bifold doors to the extensive rear garden/parking area. Whilst we were all striving to create that outside in and a perfect place to have friends and family over you don't have to with this gem its all there ready for you. Comprising of lounge with wood burner, dining room, modern kitchen, family room, WC not to mention three bedrooms and a great sized bathroom. Complete with off road parking, easy to maintain garden area, outside storage as well as gas central heating and double glazing we are sure you wont be disappointed.



DIRECTIONS

From our office, follow the road to the County Square roundabout. At the roundabout turn left onto County Road and continue to follow the road until you reach the next roundabout. At the roundabout take the third exit onto The Ellers then turn right onto Hill Fall then left onto Watery Lane then right onto Rydal Road. Take the next right onto Derwent place, where the property is located in the left hand corner.

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

<https://what3words.com/goodbye.changes.bolsters>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are connected.





Entered through a composite door with opaque decorative inserts into:

ENTRANCE HALL

Open to lounge, stairs to first floor, ceiling light point, glazed door to kitchen and cupboard housing electric meter and fuse board. Understairs storage cupboard.

LOUNGE

15' 3" x 11' 4" (4.65m x 3.45m)

Focal wood burner set to hearth with wooden mantle over. Ceiling light point, radiator and uPVC double glazed window to front looking over the cul de sac.

DINING ROOM

12' 6" x 17' 11" (3.81m x 5.46m) widest points

Wall mounted feature electric fire alarm with mantle over and uPVC double glazed window to rear over looking the garden. Ceiling light point and radiator. Open to the kitchen and the family room.

KITCHEN

13' 7" x 9' 0" (4.14m x 2.74m)

Fitted with a modern range of base, wall and drawer units with granite worktop over incorporating cut out sink and groved drainer with mixer tap, tiled splash backs and high gloss splash back to hob. Fitted with a range of appliances to include dishwasher, eye level AEG oven and grill and four ring gas hob with cooker hood over. Space for American fridge freezer, uPVC double glazed window to rear and ceiling light point. Wall mounted Glow Worm boiler.

FAMILY ROOM

19' 3" x 10' 11" (5.87m x 3.33m)

Excellent space with bifold doors to the rear paved areas and parking. Two further uPVC double glazed windows to side looking over a garden area and aluminium 'Lantern' roof window allowing ample natural light. Wall mounted floating feature fire, spot lights to ceiling and radiator.

INNER HALL

Spot light to ceiling, opaque uPVC double glazed window to front and modern panel radiator.

WC

Fitted with modern two piece suite comprising of hidden cistern, dual flush WC and sink with mixer tap. Opaque uPVC double glazed window to side, panelling to wet areas, extractor and spot lights to ceiling.

FIRST FLOOR LANDING

Spot lights to ceiling and uPVC double glazed window to side, access to all bedrooms and bathroom.

BATHROOM

6' 4" x 9' 0" (1.93m x 2.74m)

Fitted with a modern three piece suite comprising of deep bath with corner mixer taps and mixer shower over, vanity unit housing sink with drawers under and mixer tap and low level, concealed cistern, dual flush WC. Cupboard for storage, spot lights to ceiling and ceiling extractor. Modern radiator, tiled walls, panelling to ceiling and opaque uPVC double glazed window to rear.

BEDROOM

12' 6" x 11' 4" (3.81m x 3.45m)

Double room with uPVC double window to rear, fitted wardrobes and drawers to one wall with dressing area, radiator and ceiling light with fan.

BEDROOM

12' 9" x 10' 6" (3.89m x 3.2m)

Further double room with uPVC double glazed window to front over looking the cul de sac, radiator and central ceiling light. Bank of wardrobes and shelving with sliding doors.

BEDROOM

9' 6" x 7' 5" (2.9m x 2.26m)

Good sized single room with fitted furniture to include corner wardrobe, high level cupboards and dressing unit with drawers and cupboards. UPVC double glazed window to front, ceiling light point and radiator.

EXTERIOR

The property can be found tucked away in the corner of Derwent Place with a wrought iron gate opening to a small courtyard to the front. To the side is a gate leading to a small area for bins or storage before opening out into an easy to maintain garden with artificial grassed area with borders and fencing. To the rear is a fully decorative block paved area suitable for ample parking or seating. Outbuilding with power and light, external lighting and water tap. To the rear are a set of double gates and access lane.

