



£380,000



2



4



2



GARAGE & PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979
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www.jhhomes.net or contact@jhhomes.net

Stunning four bedroom semi-detached home, exquisitely presented and being a leisurely stroll away from town. As you step inside, you're greeted by an inviting atmosphere, with welcoming entrance hall, two separate reception rooms, one of which has a charming wood burner, perfect for creating cosy moments and ambiance. Beautifully extended kitchen, ideal for entertaining guests and a convenient ground floor cloaks adds a touch of practicality. Moving onto the first floor are three thoughtfully appointed bedrooms, complemented by a four piece bathroom suite. The second floor offers a further bedroom complete with it's own en-suite. Completely this exemplarily property the exterior offers an enclosed garden with garage and store.



DIRECTIONS

Leaving the offices of JH Homes, proceed up Market Street to The Farmers pub before turning left onto Queen Street. At the traffic lights turn right onto County Road, right at the lights onto Victoria Road and immediately right onto Kings Road. The property can be found a short way along on the right hand side.

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

<https://what3words.com/dugouts.expensive.iterative>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness District Council

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





Accessed through a feature PVC Oak effect door with leaded and pattern glass upper panes opening into:

ENTRANCE HALL

Staircase to side leading to first floor with and modem wooden door giving access to the boiler cupboard housing the Main gas combi boiler for the heating and hot water systems with shelving to side and further storage over. Door to ground floor WC.

WC

Two piece suite comprising of low level, dual flush WC and wash hand basin inset to vanity unit with mixer tap. UPVC double glazed window to side and ceiling light point.

LOUNGE

14' 9" x 12' 6" (4.5m x 3.81m)
Coving to ceiling, uPVC Oak effect double glazed bay window to front with fitted wooden blinds, central, feature fireplace with grey painted fire surround, black cast inset and flagged hearth. Radiator, electric panel heater, ample power sockets and ceiling light point.

DINING ROOM

12' 0" x 10' 10" (3.66m x 3.3m)
Stripped wood traditional alcove cupboard with drawers to the lower section, central, feature fireplace with wooden mantel shelf, black granite style hearth and recessed wood burning stove. Ceiling light point, two wall light points and open archway into the adjacent kitchen/diner. Radiator, power points and door to utility room.

UTILITY ROOM

8' 3" x 5' 8" (2.52m x 1.73m)
Panelling to the lower section with matching shelving above and an area of work surface with recess and plumbing for a washing machine and dryer underneath. UPVC double glazed Oak effect window, wood grain laminate style flooring, ceiling light point and radiator.

KITCHEN/DINER

19' 1" x 8' 2" (5.82m x 2.51m)
Extended to the rear of the property with radiator and inset lights to ceiling.
Kitchen Area
Fitted with an attractive range of modern base, wall and drawer units with modern metallic handles complemented with light wood grain effect work surface incorporating one and a half bowl sink and drainer with rinser tap and matching up stand with tiling above.



Breakfast bar area, uPVC double glazed window overlooking the rear garden, Caple gas hob with glass splashback and modern cooker hood over and low level double oven and grill. Recess and plumbing for dishwasher, space for fridge and freezer and integrated wine racks.
Dining Area
Two Velux roof lights and set of Oak effect PVC double glazed French doors to the rear garden.

FIRST FLOOR LANDING

Turn at the three quarter landing with uPVC double glazed window. The main landing has modern wooden doors giving access to three bedrooms and bathroom with the staircase continuing and returning to the second floor.

BEDROOM

14' 9" x 12' 4" (4.50m x 3.76m) widest points
Double room with uPVC Oak effect finish bay window to front with fitted wooden blinds. Picture rail, decorative feature fireplace with alcoves, radiator and ceiling light point.

BEDROOM

12' 1" x 9' 5" (3.69m x 2.88m)
Double room situated to the rear with decorative traditional fireplace, built in alcove cupboards to either side, radiator, picture rail and ceiling light point. UPVC double glazed tilt and turn windows to the rear offering an outlook down the garden.

BEDROOM

8' 7" x 7' 8" (2.62m x 2.34m)
Single room with radiator, ceiling light point and uPVC double glazed window with fitted wooden blind.

BATHROOM

7' 6" x 8' 1" (2.30m x 2.47m)
Modern four piece suite in white comprising of dual flush WC, panelled with central mixer tap, wall hung wash basin with mixer tap and shower cubicle with thermostatic shower. Tiling to approximately half the walls with additional tiling to shower cubical, radiator, two uPVC pattern glass double glazed windows, extractor fan, inset lights to ceiling and tile effect flooring.

SECOND FLOOR LANDING

Access to master bedroom and sky light.

MASTER BEDROOM

15' 7" x 12' 9" (4.76m x 3.90m)
Velux double glazed roof light to front and uPVC double glazed window to rear with fitted blind offering an excellent aspect towards the town from Trinity Church to the Clock Tower, Hoad Hill and Monument beyond. Inset lights to ceiling, eaves storage cupboards, radiator and ceiling light point. Door to en-suite shower room.

ENSUITE

6' 4" x 5' 7" (1.94m x 1.72m)
Comprising of glazed shower cubide with thermostatic shower, dual flush WC and pedestal wash basin with mixer tap. Modern panelling to splashbacks, uPVC double glazed pattern glass window with fitted blind, extractor fan, inset lights to ceiling and light wood grain laminate flooring.

EXTERIOR

To the front of the property is an attractive and enclosed garden with pedestrian gate giving access to a gravel path leading towards the front door and the side of the house. Attractive grassed garden area with borders around the perimeter with mature trees, shrubs and bushes, including hedging to the side. Gravelled path to side with gated access leading round to the rear.

To the rear of the property is a lovely sunny garden area. With painted decked seating area, walkway leading to a further raised decked area with additional seating giving access to the garage and garden room. Area of lawn, mature hedging to side and gravel path leading round to the side with a BBQ area.

GARDEN ROOM

11' 1" x 7' 10" (3.40m x 2.39m)
Double glazed window, single glazed door, laminate style tile effect flooring, electric light and power.

GARAGE

15' 7" x 11' 9" (4.75m x 3.58m) widest points
Roller door, electric light and power and single glazed window to rear.