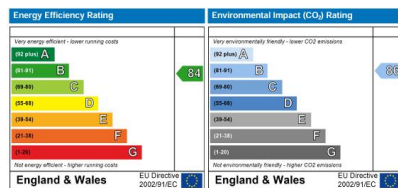




GROUND FLOOR		FIRST FLOOR		SECOND FLOOR	
Living room	4.90m x 4.60m 16'1" x 15'1"	Bedroom one	4.90m x 4.14m 16'1" x 13'7"	Bedroom four	4.90m x 3.00m 16'1" x 9'10"
Kitchen/dining	6.77m x 6.20m 22'3" x 20'4"	Bedroom two	4.60m x 3.04m 15'0" x 9'8"	Bedroom five	4.60m x 3.00m 15'1" x 9'10"
Utility	1.74m x 2.68m 5'9" x 8'10"	Bedroom three	3.51m x 3.04m 11'6" x 10'0"	WC	1.07m x 2.06m 3'6" x 6'9"
WC	1.66m x 1.05 5'5" x 3'5"	Bathroom	3.15m x 1.94m 10'4" x 6'4"		
Garage	5.75m x 3.37m 18'10" x 11'1"	Dressing	1.94m x 2.31m 6'4" x 7'7"		
Store	0.66m x 1.74m 2'2" x 5'9"	Ensuite	2.46m x 1.94m 8'1" x 6'4"		



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

£600,000



1



5



2



GARAGE & PARKING

13 Bridgefield Meadows,
Lindal, Ulverston, LA12 0BF

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent opportunity to purchase an impressive five bedroom detached family home, offering ground floor open plan living which creates the perfect family/entertaining space to enjoy. Laid out over three floors with three bedrooms to the first floor, a master bedroom having an en-suite and dressing room and then two further bedrooms to the second floor with cloakroom/WC. The ground floor area offers a great sized lounge to the front with floor to ceiling window overlooking a central green and to the rear a spectacular open plan family space. The rear offers a modern Leicht kitchen with Neff integrated appliances, breakfast area and ample space for both a dining and seating area. All of which all connect with the rear garden by way of aluminum sliding doors creating the perfect outside in feel. Complete with utility room, integral garage with up and over door and air source heat pump heating system. The Bridgefield development brings together the perfect balance of new build sleekness, high quality, locally sourced materials and a builder who cares.



DIRECTIONS

On entering Lindal village from Ulverston, the development can be found after taking the turning on your right onto London Road.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: To be allocated

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services include water, drainage and electric.





Accessed through a solid wood door with canopy over.

ENTRANCE HALL

Spacious hall with stairs to first floor, access to lounge, downstairs WC/cloakroom and door to the family space to the rear.

LOUNGE

16' 11" x 15' 1" (5.16m x 4.6m)

Good sized space with floor to ceiling aluminium glazed window to the front, further aluminium glazed window to front and two ceiling light points.

KITCHEN/DINER

22' 3" x 20' 4" (6.78m x 6.2m)

Open plan space with room for dining table, seating area and excellent fitted kitchen. Recessed downlights plus three ceiling light points over breakfast bar area, aluminium sliding doors to the full width of the room and door to utility room.

Kitchen Area

Fitted with a Leicht handleless contemporary kitchen offering base, wall and drawer units with worktop over incorporating Blanco one and a half bowl stainless steel sink and drainer with swan necked mixer tap and matching upstands. Integrated eye level Neff oven, grill and microwave oven, four ring hob with cooker hood over, upright fridge/freezer and dishwasher. Breakfast bar creating a natural divide between the kitchen/dining area.

Dining/Seating Area

Space for an ample sized table and chairs plus seating area overlooking the rear garden.

UTILITY ROOM

5' 9" x 8' 10" (1.75m x 2.69m)

Fitted with a matching set of base units to the kitchen with worktop over incorporating sink and drainer with mixer tap and space/plumbing under for washing machine. Recessed lighting extractor, wooden door with glazed insert to rear and door to store.



STORE

2' 2" x 5' 9" (0.66m x 1.75m)

Housing controls for the air source heat pump heating system.

CLOAKROOM/WC

5' 5" x 3' 5" (1.65m x 1.04m)

Two piece suite comprising of low level, dual flush WC and vanity unit housing sink with mixer tap and cupboard under. Recessed lights to ceiling.

FIRST FLOOR LANDING

Access to master bedroom, family four piece bathroom and two further bedrooms. Recessed lights to ceiling, aluminum window to side and stairs to second floor.

MASTER BEDROOM

16' 1" x 13' 7" (4.9m x 4.14m)

Double room with aluminium glazed window to front overlooking the central green, rooftops of the houses opposite towards the hills in the distance. Two ceiling light points, radiator and access to dressing area.

DRESSING ROOM

6' 4" x 7' 7" (1.93m x 2.31m)

Perfect addition with space for ample built in wardrobes depending on a buyers requirements, recessed lighting to ceiling and door to ensuite.

ENSUITE

8' 1" x 6' 4" (2.46m x 1.93m)

Fitted with a three piece suite comprising of double shower with overhead drencher and handheld shower attachment, concealed cistern dual flush WC and vanity unit housing sink with mixer tap and cupboards under. Recessed lighting to ceiling, ladder style radiator, extractor and opaque aluminium glazed window to side.

BEDROOM

15' 0" x 9' 8" (4.57m x 2.95m)

Double room with aluminium glazed window to rear, radiator and ceiling light point.

BEDROOM

11' 6" x 10' 0" (3.51m x 3.05m)

Further double with aluminium glaze window to front, radiator and ceiling light point.

BATHROOM

10' 4" x 6' 4" (3.15m x 1.93m)

Fitted with a modern four piece suite comprising of double shower with overhead drencher and handheld shower attachment, concealed cistern dual flush WC, vanity unit housing sink with mixer tap and cupboards under and freestanding bath with mixer taps. Recessed lighting to ceiling, ladder style radiator, extractor and LED mirror.

SECOND FLOOR LANDING

Access to two further double bedrooms, Velux roof window, recessed lighting to ceiling and WC.

BEDROOM

16' 1" x 9' 10" (4.9m x 3m)

Double room with aluminium glazed window, radiator, ceiling light point and eaves storage.

BEDROOM

15' 1" x 9' 10" (4.6m x 3m)

Double room with aluminium glazed window, radiator, ceiling light point and eaves storage.

CLOAKROOM/WC

3' 6" x 6' 9" (1.07m x 2.06m)

Two piece suite comprising of low level, dual flush WC and vanity unit housing sink with mixer tap and cupboard under. Recessed lights to ceiling and Velux roof window.

GARAGE

18' 10" x 11' 1" (5.74m x 3.38m)

Up and over door, pedestrian door to rear, power and light.

EXTERIOR

To the front is a block paved driveway and side access with timber gate and boundary fencing. To the rear is an enclosed garden with paved patio area and grass seeded lawn.