

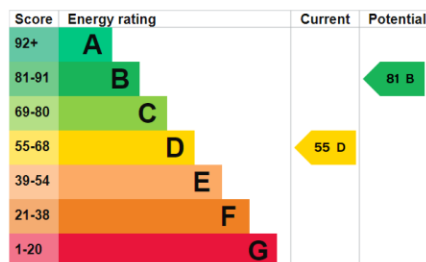
**DIRECTIONS**

From the office of JH Homes, 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 proceed up the other side past the school round the corner and as though you are heading out of Ulverston. Just before the Esso garage turn left onto Mountbarrow Way, turn right onto Bigland Drive, then left onto Campfield Road where the property can be found as you enter the cul-de-sac on the left hand side identified by a Pink "For Sale" sign.

The property can be found by using the following "What Three Words" <https://w3w.co/daydreams.alas.trader>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, water, electric and gas



**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.



**£375,000**



3



4



2



**GARAGE & PARKING**

**1 Campfield Road,  
 Ulverston, LA12 9PB**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Three/four bedroom detached home, situated on a pleasant cul-de-sac on a corner plot, offers flexible living space and modern comforts. The ground floor features spacious lounge which seamless flows into a well appointed kitchen, dining room, light filled conservatory, versatile room currently used as a playroom but could be a fourth bedroom and cloakroom/WC. To the first floor are three generous bedrooms and shower room. Equipped with gas central heating and double glazing and elegant Farrow and Ball décor which adds a touch of sophistication. The exterior offers gardens to side and front perfect for outdoor living, double width driveway leading to a detached double garage with utility area and floored storage above. Located in a prime location, close to schools, making the home an ideal choice for families.



Accessed via a composite front door opening directly into:

#### ENTRANCE VESTIBULE

Space for coats and multi paned door opens into:

#### LOUNGE

17' 9" x 12' 0" (5.41m x 3.66m)

UPVC double glazed window facing the front, central wood burning stove inset to chimney breast, coved ceiling, overhead light, radiator, TV cable and power points. Open access to kitchen and access to playroom/fourth bedroom depending on requirements.

#### KITCHEN

12' 9" x 7' 9" (3.89m x 2.36m)

Fitted with a selection of base, wall and drawer units with working surface over incorporating one and a half bowl sink and drainer with mixer tap and splashback tiling. Integrated five ring Belling gas hob with extractor hood over and one and a half oven under. UPVC double glazed window to side and front, vinyl floor covering, ceiling light track, power points and radiator.

#### DINING ROOM

10' 11" x 11' 10" (3.33m x 3.61m)

UPVC double glazed window to side, radiator, coving to ceiling, laminate flooring, ceiling light point and power points. Double doors into conservatory.

#### CONSERVATORY

9' 1" x 9' 10" (2.77m x 3m)

PVC construction with glazed windows to all sides, polycarbonate roof, laminate style wood flooring and patio doors to rear garden.

#### PLAYROOM/BEDROOM

10' 11" x 8' 1" (3.33m x 2.46m)

UPVC double glazed window, coving to ceiling, telephone point, overhead light and power points.

#### CLOAKROOM/WC

Two piece white Roca suite comprising of pedestal wash hand basin and close coupled WC. Recess space with plumbing for washing machine or shower cubicle. Wall mounted chrome ladder/towel rail, overhead light, built in cupboard housing the gas and electric meters and consumer unit.

#### FIRST FLOOR LANDING

Internal doors to three bedrooms and shower room. Control for the central heating and hot water and access to eaves storage.

#### BEDROOM

14' 5" x 11' 7" (4.39m x 3.53m) widest points

Situated to the rear of the property with uPVC double glazed window, radiator, ceiling light and power point.



#### BEDROOM

14' 3" x 9' 0" (4.34m x 2.74m) widest points

UPVC double glazed window to front, radiator, overhead light and power points.

#### BEDROOM

11' 5" x 7' 11" (3.48m x 2.41m)

UPVC double glazed window with radiator, laminate flooring, overhead light and power points.

#### SHOWER ROOM

Three piece white suite comprising of a close coupled WC, pedestal wash hand basin with mixer tap and fitted mirror above with shaver light and point and walk in shower with fixed thermostatic shower. Tiling to walls and shower area, wall mounted heated towel rail/radiator, double glazed window, built in cupboard and overhead lighting.

#### EXTERIOR

Situated in a corner position in a cul-de-sac location with heavily planted borders and garden to side and front. Double width driveway with access to detached double garage.

#### GARAGE

Electric remote door to front with side courtesy door. Utility area to back with sink unit, recess space for white goods along with plumbing connection for washing machine. Separate boiler and consumer unit and pull down ladder to floored loft area.

