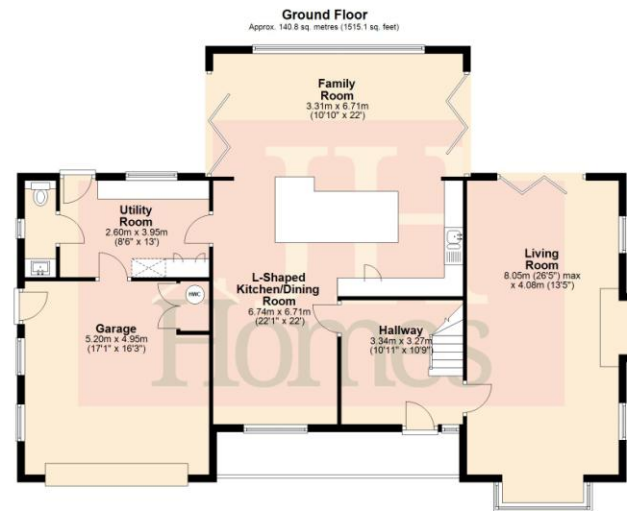


JH  
Homes

£750,000



Total area: approx. 253.4 sq. metres (2726.0 sq. feet)



JH  
Homes



1



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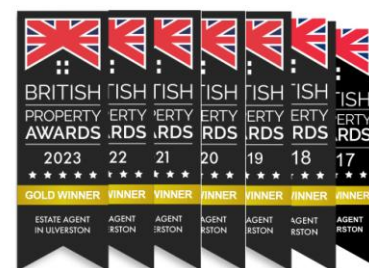


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GARAGE &  
PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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

# York House, Church Fields Avenue, Ulverston, LA12 7HE

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)



This family home in my opinion is one of the finest turn key properties currently available in Ulverston. Situated in an excellent location within walking distance of the town centre and also offering easy access to Church Walk, Belmont and Hoad. Beautifully presented both internally and externally by the current owners and has been lovingly cared for, modernised, redesigned and extended over the last 20 years of their ownership. Benefitting from five bedrooms, four of which offer en-suites, fabulous lounge with wood burning stove and a stunning open plan lounge, dining kitchen with two sets of bi folding doors, adjacent utility room and WC. Additional features include under floor heating to the kitchen area, Lutron lighting system to both the interior and gardens and a high standard of presentation and decor throughout. Complete with an excellent garden which is currently undergoing further landscaping, heated summerhouse ample parking and integral double garage. Offering the property offers perfect family accommodation that will truly be appreciated upon inspection and must be viewed to be appreciated.



#### DIRECTIONS

Proceed up Soutergate and take the first turning on the right into Churchfields Avenue. Proceed to the end and bear right where you will find the property.

The property can be found using the following What3Words <https://w3w.co/labs.tuned.relieves>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness District Council

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









Accessed through a Veranda style open canopy porch with composite double glazed front door and matching side window and opening to:

#### ENTRANCE HALL

10' 11" x 10' 9" (3.34m x 3.28m)

Light wood grain effect Karndean flooring, stairs to first floor with wooden newel posts and handrails, white painted spindles and open under stairs area. Radiator, coving to ceiling and modern wooden doors to lounge and kitchen/diner.

#### LOUNGE

26' 5" x 13' 5" (8.05m x 4.09m)

Central fireplace feature with slate hearth and substantial wood burning stove, box bay window to front with triple glazing, two further windows to side and set of bi folding doors to rear which open to an enclosed patio area and hot tub space. Coving to the ceiling, radiator, two ceiling light points and the Lutron lighting system operating the wall lights and side lamps.

#### KITCHEN/DINER/FAMILY ROOM

22' 1" x 22' 0" (6.73m x 6.71m)

Beautifully presented 'L' shaped room which is fitted with a high-quality range of Alno base, wall and drawer units with Silestone work surface over incorporating stainless steel, one and a half bowl sink and grooved drainer with mixer tap, integrated waste disposal and boiling water tap to side. Integrated appliances include larder style fridge, dishwasher, Neff induction hob with curved glass extracting cooker hood over, two eye level Neff multifunction steam ovens, convention microwave and oven with warming drawer under and Neff coffee machine with further warming drawer.

Breakfast bar area offering relaxed seating around the kitchen space with the dining area having a huge amount of space perfect for entertaining and socialising with bifold doors to either side and feature triangular window enhancing the natural light. Numerous integrated lights to ceiling operated from the Lutron system, media wall with recess for TV and sound bar and integrated speakers. Triple glazed window to front overlooking the garden and drive, light wood effect Karndean flooring with underfloor heating and side door with central glazed panel opens to utility room.

#### UTILITY ROOM

8' 6" x 13' 0" (2.59m x 3.96m)

Continuation of the units and work surface from the kitchen with doors concealing washing machine and dryer and recess for an American style plumbed fridge freezer. Light wood grain effect Karndean flooring, radiator, triple glazed window and door opening to patio garden and wooden internal doors to WC and garage.

#### WC

Two piece suite comprising wash hand basin with mixer taps on washstand and WC with concealed cistern and push button flush. Tiling to half the walls, radiator, uPVC triple glazed window and light wood grain effect Karndean flooring.

#### FIRST FLOOR LANDING

Three sun tubes and modern wooden internal doors to bedrooms.



#### MASTER BEDROOM

14' 9" x 16' 1" (4.50m x 4.90m)

Two good sized feature windows with blinds and further side window overlooking the garden and beyond neighbouring properties towards Hoad Monument. Vaulted ceiling with inset lighting, radiator and doors to dressing room/walk in wardrobe and ensuite bathroom.

#### ENSUITE

Fitted with a four piece suite in white comprising of twin ended bath with freestanding tap and shower attachment, wall hung wash hand basin with waterfall mixer tap and illuminated mirror above, WC and glazed shower cubicle with rain head fitting. Full tiling to walls and floor with underfloor heating. Chrome ladder style towel radiator with electric heater element, uPVC double glazed window, roof light and inset lights to ceiling.

#### DRESSING ROOM/WALK IN WARDROBE

7' 7" x 7' 7" (2.31m x 2.31m)

Motion centred lighting, open fronted racks to either side and dressing mirror to end. Velux double glazed roof light and radiator.

#### BEDROOM/OFFICE

7' 11" x 10' 4" (2.41m x 3.15m)

Triple glazed window to front offering a beautiful aspect beyond the neighbouring properties to the surrounding countryside. Double doors to built-in storage cupboard, radiator and inset lights to ceiling.

#### BEDROOM

10' 10" x 10' 4" (3.30m x 3.15m)

Double room situated to the rear of the property with coving to ceiling and inset lights to ceiling. Freestanding wardrobes with high gloss decor panel and bed head unit incorporating bedside shelves to side. Radiator and uPVC triple glazed window which offers an excellent view over the rooftops of Ulverston and towards Birkkrigg in the distance. Door to shower room.

#### ENSUITE

Walk-in shower cubicle with fixed rain head shower, WC with push button flush and wall hung wash hand basin with mixer tap. Chrome ladder style towel radiator with electric element, uPVC double glazed pattern glass window, tiling to floor with underfloor heating, full tiling to shower cubicle and half tiling to remaining walls.

#### BEDROOM

15' 3" x 13' 5" (4.65m x 4.09m)

Spacious double room situated to the front of the property with coving to ceiling and inset lights operated from the Lutron system. Triple glazed uPVC window to front looking down to the rear garden beyond towards neighbouring properties and the surrounding countryside and modern wooden internal doors access a built in wardrobe with hanging rail and shelf and a further ensuite bathroom.

#### ENSUITE

Fitted with a stylish modern three piece suite in white with twin ended bath, central waterfall mixer tap, fixed rain head shower and glass shower screen as well as an additional shower with flexi track spray, wall hung wash hand basin with high gloss drawer unit below and WC with concealed cistern.

Full tiling to walls and floor with the floor having underfloor heating, triple glazed uPVC window and inset lights. Extractor fan to ceiling and chrome ladder style towel radiator.

#### BEDROOM

10' 10" x 13' 5" (3.30m x 4.09m) widest points

Double room situated to the rear of the property with coving to ceiling with inset lights operated through the Lutron system. Radiator, triple glazed window which offers again a beautiful aspect over the rooftops of Ulverston towards Birkkrigg Common and glimpses of Morecambe Bay in the distance. Door to wardrobe with hanging rails and door connecting to ensuite shower room.

#### ENSUITE

Comprising glass shower cubicle with fixed rain head shower, WC with push button flush and wall hung wash basin with mixer tap. Chrome ladder style towel radiator with electric heater element and uPVC triple glazed pattern glass window. Electrically heated tiled floor, tiling to the shower cubical and half the remaining walls.

#### EXTERIOR

Set on an enviable plot which is considered extremely spacious for a central town location with brick set driveway offering ample parking to the front as well as access to an integral double garage. The front garden is laid to lawn with mature Laurel hedge with specimen conifer trees, border area that is well stocked and presented with access to the side leading round to the rear. From the drive are double gates to the side of the garage which open to provide additional parking if required.

The side and rear garden are currently in the process of being re-landscaped and will have a superb finish with outdoor porcelain flags to all the patio areas and pathways which will further enhance the already excellent stylish garden space. Rear stone retaining wall and high brick wall to the side with the side garden area offering a lovely outdoor recreation space. Raised borders which are sweeping and well stocked with a variety of shrubs and bushes. Circular patio area and shaped lawn offer pleasant seating space with access from the patio to the summer house.

#### SUMMER HOUSE

Excellent building that is stone and block built with uPVC double glazed windows and electric under floor heating, power and light. Offering a lovely seating area to enjoy the garden and is also used as a home office by the current owners. From the side garden there is stepped access to a patio where there is a door to the utility room and set of bi-folding doors opening to the dining area and kitchen. Leading from here there is path that gives access to the private side garden area. Which has a further substantial patio screened with stonewalling and space for hot tub.

#### GARAGE

17' 1" x 16' 3" (5.21m x 4.95m)

Double garage with electric remotely controlled up and over door, triple glazed windows and door opening to side garden. Housing gas and electric meters along with the inverter for the Solar panels. Doors to pressurised hot water storage tank, controls and manifolds for the underfloor heating.