

Total area: approx. 105.8 sq. metres (1138.6 sq. feet)

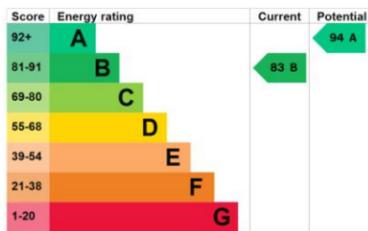
**DIRECTIONS**

From the Ulverston office turn left at Market Street and at the Market Cross opposite the Farmer's Arms pub turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turning right at the next set of lights onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance after Bardsea Caravan Park on the righthand side turn right into Leven Road. Take the second left into Bloomery Close where the property can be found on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/imparts.shrimps.connected>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: All mains services including, gas, electric, water and drainage.



**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.




3 3 2 GARAGE & PARKING

3 Bloomery Close, Ulverston, LA12 9FL

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)

We are pleased to bring to the market this excellent contemporary, newly built detached family home, occupying an enviable corner plot in an increasingly popular new estate on the outskirts of Ulverston. Featuring three bedrooms, master with en suite, bathroom, lounge and fantastic L-shaped open plan kitchen/diner which is a bright and modern family space, complete with French doors that lead out to a generously sized garden. The exterior is well fenced and low maintenance with a lovely patio area and is perfect for outdoor dining or relaxation. The property is completed with a gas central heating system, uPVC double glazing, plus off street parking and garage. This home provides a comfortable and sophisticated living environment. Early inspection highly advised.



Accessed through a PVC door with glazed inserts into:

**HALL**

Stairs to first floor with understairs storage cupboard, doors to lounge, kitchen/diner and WC.

**LOUNGE**

11' 11" x 12' 11" (3.63m x 3.94m)

UPVC double glazed window to front and radiator.

**WC**

Two piece suite comprising WC and corner wash hand basin. Radiator.

**KITCHEN/DINER**

17' 11" x 15' 5" (5.46m x 4.72m)

Kitchen Area

Fitted with a good range of base, wall and drawer units with wooden style worktops over incorporating one and a half bowl stainless steel sink and drainer with mixer tap and splash backs. Integrated eye level, electric double oven and gas hob with cooker hood over, integrated fridge/freezer and dishwasher. Wall mounted combination boiler for the hot water and heating system and uPVC double glazed window to rear. Open to:

Dining Area

Radiator, uPVC double glazed window to side and French style double glazed double doors to rear garden.

**FIRST FLOOR LANDING**

Access to master bedroom, two further bedrooms and family bathroom. UPVC double glazed window to side and storage cupboard.

**MASTER BEDROOM**

10' 10" x 12' 11" (3.3m x 3.94m)

Double room with uPVC double glazed window to front, radiator and door to:

**EN-SUITE**

Three piece suite comprising of WC, wash hand basin and shower cubicle. Splash back tiling, radiator and uPVC double glazed window to front.



**BEDROOM**

9' 7" x 9' 7" (2.92m x 2.92m)

UPVC double glazed window to rear and radiator.

**BEDROOM**

9' 4" x 8' 3" (2.84m x 2.51m)

Radiator and uPVC double glazed window to rear.

**BATHROOM**

Three piece suite comprising of WC, wash hand basin and bath with shower over. Splash back tiling, radiator and uPVC double glazed window to side.

**EXTERIOR**

Driveway leading to garage. Stone walled front garden laid mostly to lawn with further lawned garden to the side. The rear is well fenced for privacy and is again mostly laid to lawn.

**GARAGE**

19' 2" x 9' 9" (5.84m x 2.97m)

Single garage with up and over door, light and power.

