

Beeches Lodge, Ulverston



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Property

Beeches Lodge, Poplar Grove,
Ulverston, LA12 7JU

Features

- Detached Lovely Features
- Private With Good Aspects
- 4/5 Bedrooms
- En-Suite
- Large Conservatory
- Office With French Doors Mature, Private Gardens
- Double Garage
- EPC - E

£475,000

Contact us

for more information please call
01229 525333

or visit the Ulverston office

14 King Street
Ulverston
LA12 7DZ

**The property details are also
available on**

www.corrieandco.co.uk



Draft Particulars Subject to Client Validation

Approach

Stained wood front door has opaque, leaded glazed pane, affords access from the front of the house into the hall.

Entrance Hall extends to 27'4" (8.34m)

Ceramic cream flooring, single radiator with thermostat, three power points. Three feature porthole windows. The hall provides access to the spindled stairs, lovely mahogany door furniture.

Ground Floor Cloaks

With opaque double glazed window. Modern pink two piece suite with chrome fittings. Low level flush WC, wash hand basin with pedestal. Single radiator with thermostat. Ceramic floor tiles

Reception One (Lounge) 15'5" x 12'7" (4.69m x 3.84m)

With two double glazed window, opening pane to the side aspect and garden - nicely private. Full length double glazed french doors/windows lead into the conservatory - also affording a good degree of light. The room has a double radiator with thermostat, two double and two single power points and TV aerial. A well proportioned room and super presentation with cream decor and coving. Cream carpeting. Mahogany panel door to the hall.

Conservatory 21'1" x 13'5" (6.42m x 4.10m)

With lower dwarf wall, double glazed windows and splendid garden outlooks to the rear aspects. Triple and opaque polycarbonate ceiling for natural light, quality ceramic (limestone shaded) floor tiling. Wall lighting, three double and one single power point. Separate internal glazed doors are to the lounge and kitchen. The twin/ mahogany frame and fully double glazed french doors lead into the super garden (most private)

Reception Two (Study) 14'8" x 11'2" (4.47m x 3.41m)

With an extended bay style area with vaulted/pine clad ceiling, twin double glazed/panel french doors and window to the garden with a super outlook, again most private. The room has laminate flooring, single radiator with thermostat, three double and one single power points. Lower level vertical double glazed front facing window. A most versatile room form usage, and of an individual design

Kitchen Diner 19'11" x 12'0" (6.08m x 3.67m)

Two double glazed window, french doors to the conservatory. The kitchen has been fitted with a good range of modern and attractive light oak shaded base and wall units with brass effect handles and basket weave pattern/oatmeal shaded work surface. Stainless steel single sink unit with brushed steel mixer tap and inset drainer. Larger unit. Fitted appliances to be included in the sale - canopy and extractor hood with fan and light. Neff stainless steel gas four ring hob. AEG electric fan assisted oven with grill light and timer. Integrated fridge. Double radiator with thermostat, power points. A most comfortable room, with feature stone faced outer chimney fire surround. Ample space for dining suite. Both carpeting and floor tiling, lovely decor of a 'corn flower' shade. Separate doors to the hall and the utility.

Utility Room 10'7" x 6'1" (3.22m x 1.85m)

The utility room has base and wall units and work surface matching from the kitchen. Stainless steel single sink unit and taps. Wall mounted gas Glow Worm boiler. Recess and plumbing for washing machine. Recess for dryer. Stained door with opaque glazed pane leads externally and into the side garden.

Stairway Details

The spindled staircases leads from the centre of the entrance hall to the galleried landing.

Galleried First Floor Landing extends to 12'8" (3.85m)

With bannister and shaped spindles. Single radiator with thermostat, two double power and one single power points and smoke alarm. Points for two ceiling lights. Eaves storage cupboard with electric lights. Separate white painted doors to the bedrooms and bathroom. The balustrade rails and spindles overlook the stairs, with adjacent recess within the landing for study use etc

Master Bedroom 19'9" x 11'2" (6.023m x 3.41m)

With double glazed window to both the front and side/rear aspects. - outlooks towards Ford Park and over the town at the rear. Obvious and exciting potential for division into two bedrooms if required, with points for two ceiling lights. Two radiators with thermostats. Decor of pale blue and pine floor boarding. A super room and nicely light

Bedroom Two 15'4" x 12'6" (4.67m x 3.82m)

With four double glazed windows to the side and rear - super outlooks/ with Ford Park in particular. Impressive feature is the built in fire surround of York Stone with hearth, good ceiling height. Decor of antique and white. Double radiator with thermostat, four double power points, TV aerial socket. Lo9vely pine floor boarding.

Bedroom Three 19'10" x 6'10" (6.05m x 2.08m)

With double glazed window facing the rear and an open aspect. Radiator with thermostat, three power points, pine floor boarding. Walk in wardrobe with electric light.

Ensuite Shower Room

With opaque double glazed window. Modern contemporary style white three piece suite - Lavfen dual flush WC, wash basin and pedestal with mixer tap. Kudos glazed shower cubicle with thermostatic shower with spray. Lovely modern half tiling and floor tiles. Single radiator

Ground Floor Bedroom Four 10'2" x 11'3" (3.10m x 3.43m)

With twin aspect double glazed windows, opening panes to the front and side - pleasant outlooks. The room has good ceiling height of 2.32., double radiator with thermostat, one double and one single power point. Wash basin with pedestal, recessed built in wardrobe.

Family Bathroom 8'8" x 8'10" (2.63m x 2.70m)

With opaque double glazed window to the rear. Fitted white suite is of a modern and attractive four piece period style with chrome fittings. Enclosed cast bath with mixer tap and painted side panel, over bath electric Mira shower with flexi track and spray. Low level dual flush WC, wash hand basin and pedestal with mixer tap, bidet. Complementary recess tiling in white with border. Shaver point, built in airing cupboard. Single radiator with thermostat, Ceramic floor tiling.

Exterior Front.

This is a delightful, detached modern house built by the current owner, and with some local stone features. From the approach there is a brindle shaded brick set drive for parking and property access at the front. Front garden with divisional wall and inset arch.

Exterior Rear

Further the valuable benefit of side gardens with a strip of lawn, side rockery and stone wall to the access lane (and Ford Park). To the southern side, garden is lawn, borders a super outlook and private. To the rear is an area of lawned garden - and adjacent conservatory, divisional mature conifers, riven stone effect patio

Garage 19'2" x 17'9" (5.83m x 5.41m)

Double and detached block built garage with two up and over doors. Stable type external door. Window to the side. Electric light and power. Hipped roof for storage.

Additional Information

Council Tax Band G
Tenure Freehold

