



## Ulverston

£440,000

24 Alice Fold, Ulverston, Cumbria, LA12 9TD

Looking for a luxurious and immaculate contemporary detached family home? Then this spectacular executive property is the one for you! This fabulous property, offering numerous upgrades beyond the developer's original specification, is set over two floors. It features four true double bedrooms (including an ensuite to the master), an impressive family bathroom, a lounge, a spacious kitchen/diner with integrated appliances, a utility room, and a WC/cloakroom. Additional highlights include an integral garage, ample parking, and a large garden with a patio area and an assortment of established plants and shrubs.

### Quick Overview

Executive Detached Family Home  
Many additional upgrades beyond developers original specification  
Four Double Bedrooms  
Impressive Size Ensuite to Master  
Stunning Kitchen/Diner offering multi-functional living space  
Good Size Family Lounge  
Four Piece Family Bathroom  
Generous Size Enclosed Garden And Patio Area  
Integral Garage Driveway Offering Ample Parking  
Superfast Broadband Available



4



2



1



B



Superfast  
Broadband



Off Road Parking  
and Garage

Property Reference: Ulv1001



Hallway



Lounge



Kitchen Diner



Kitchen Diner

Situated in the heart of the picturesque town of Ulverston, within the desirable Lund Farm development, we are delighted to present this stunning, executive family home. Beautifully decorated and meticulously maintained, this property has been upgraded beyond the original developer's specification, offering a luxurious and spacious living experience

Upon arrival, the property greets you with an elegant block-paved driveway, providing ample parking for several cars. The front door opens into a welcoming hallway, featuring Amtico Herringbone LVT flooring in Featured Oak with a gold border-one of the many premium upgrades. This flooring seamlessly extends to the ground-floor WC, kitchen-diner, and utility room.

The lounge is bright and spacious, with tasteful décor and an attractive bay window, creating a warm and inviting atmosphere. A ground-floor WC, fitted with premium Roca porcelain fixtures and Bristan chrome taps, is conveniently located off the hallway. A door from the hallway leads to the integral garage, equipped with a remote-controlled door, lighting, power, and even an outdoor tap-ideal for use as a home office or additional storage.

The kitchen-diner is a showpiece of modern design, overlooking the enclosed rear garden with its patio and established plants and shrubs. The kitchen is fitted with premium LEICHT units by Lakeland Kitchens, soft-close cabinetry, and high-spec NEFF appliances, including: integrated dishwasher, built-in single oven and combination microwave oven, induction hob with a full-height coloured glass splash back, integrated fridge-freezer and extractor fan.

Upgrades include Quartz worktops, bronze handle plates, additional pendant lighting, and extra sockets, making this space perfect for entertaining. The adjacent dining/family area enjoys garden views through patio doors, creating a seamless indoor-outdoor connection. The upper floor boasts an impressive landing area with access to the loft and a built-in laundry cupboard for added convenience. The master bedroom is a serene retreat, featuring a wood-paneled feature wall, tasteful décor, and a large quadruple wardrobe. The en-suite includes a spacious shower, a wash basin, and a WC, with anthracite towel rails and additional wall lighting adding to its appeal. Bedrooms two, three, and four are all generously proportioned double rooms, each beautifully presented. Bedroom four, located at the rear, enjoys tranquil views of the garden and is currently utilised as a home office.

The family bathroom is equally impressive, with a luxurious four-piece suite that includes a bathtub, a separate shower, and premium fixtures such as tiled floor and anthracite finish towel rails.

The rear garden is a private oasis, featuring a well-maintained lawn, patio area, and mature planting-perfect for relaxation and entertaining alike. The garden's mature shrubs and colourful flowers provide a burst of colour throughout the seasons.

This exceptional home combines modern comfort with elegant design and practical upgrades, making it a perfect choice for discerning buyers seeking a property in a highly sought-after location.

Viewings are highly recommended to appreciate all that this remarkable home has to offer.





Lounge

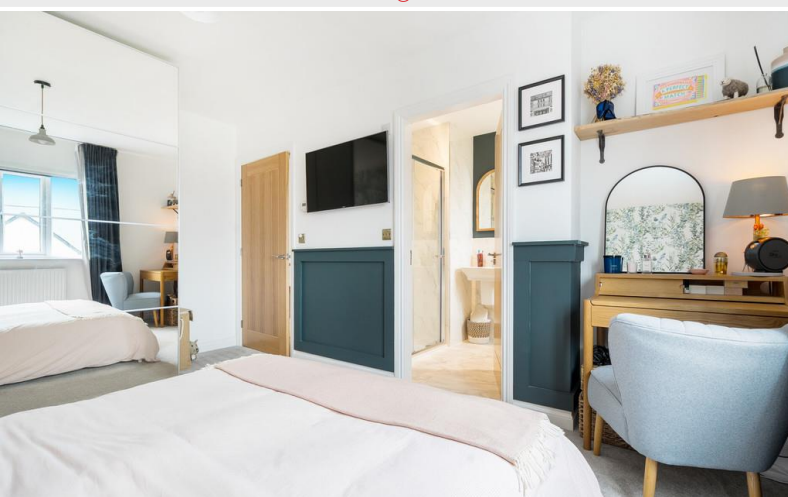


Kitchen Diner





Landing Area



Master Bedroom



Bedroom Two



Family Bathroom

**Location** Located in the vibrant town of Ulverston, 24 Alice Fold is just a stone's throw away from local amenities, including quaint shops, cafes, and schools. The town's rich history and cultural events offer a lively community atmosphere, while the surrounding countryside invites exploration and adventure.

To reach the property from Newby Bridge, Ulverston Head south on Newby Bridge Roundabout toward A590 then exit the roundabout onto A590 At Greenodd Roundabout, take the 1st exit and stay on A590 signposted Barrow Ulverston A590. At Booths Roundabout, take the 2nd exit onto Canal St/Oubas Hill/A590 then turn left onto N Lonsdale Terrace. Continue onto N Lonsdale Rd, turn right Turn right onto Monument Way then turn left onto Alice Fold Turn left to stay on Alice Fold

Arrive: Alice Fold, Ulverston, UK

What3words -

<https://what3words.com/factories.committee.steadier>

**Accommodation (with approximate measurements)**

**Ground Floor**

**Hallway**

**Living Room** 11' 5" x 11' 1" (3.48m x 3.38m)

**WC/Cloakroom**

**Open Plan Kitchen/Diner** 25' 10" x 9' 3" (7.87m x 2.82m)

**Utility Room** 6' 10" x 5' 10" (2.08m x 1.78m)

**Stairs and Landing**

**First Floor**

**Master Bedroom** 14' 4" x 11' 1" (4.37m x 3.38m)

**Bedroom 2** 11' 3" x 9' 1" (3.43m x 2.77m)

**Bedroom 3** 10' 1" x 9' 4" (3.07m x 2.84m)

**Bedroom 4** 11' 2" x 9' 11" (3.4m x 3.02m)

**Family Bathroom**

**Garage** 20' 9" x 9' 5" (6.32m x 2.87m)

**Services:** Mains gas, water, electricity and drainage. Gas central heating to radiators.

**Council Tax** Band D. Westmorland and Furness Council.

**Tenure:** Freehold. Vacant possession upon completion.

**Viewings** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental potential** If you were to purchase this property for residential lettings we estimate it has the potential to achieve approx £1,500 calendar month. For further information and our terms and conditions please contact the Office.





Master Bedroom



Bedroom Four ( Used as Office)





Rear Garden



Front External

#### Anti Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

**Service Charge:** Estate Management fee applies for communal areas, attenuation basins and sinking fund. Current annual fee c. £180.



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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# Alice Fold, Ulverston, LA12

Approximate Area = 1421 sq ft / 132 sq m

Garage = 198 sq ft / 18.4 sq m

Total = 1619 sq ft / 150.4 sq m

For identification only - Not to scale

