



## 15 Bracken Grove

Ulverston, LA12 0XG

Offers In The Region Of £420,000



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## Offers In The Region Of £420,000



*Located in a peaceful cul-de-sac, this beautifully presented four-bedroom detached home offers spacious family living with modern décor throughout. Benefitting from off-road parking, an integral garage, and well-maintained gardens to both the front and rear, it provides an ideal setting for families. Just a short drive to Ulverston town centre and conveniently close to local schools, amenities, and transport links. A wonderful opportunity to secure a stylish and practical home in a sought-after residential area.*

To the front of the property, a neat lawned garden and a driveway provide off-road parking, leading to the entrance. Step through the front door into a welcoming hallway, which offers access to the stairs, dining room, and kitchen. The dining room is notably generous in size, featuring both front and rear-facing windows that create a bright and airy feel. Internal wooden French doors open into a cosy yet spacious lounge, enhanced by a vaulted ceiling with Velux windows, a front window, and French doors that open out onto the rear garden – making the room naturally light and inviting.

The kitchen is fitted with modern grey farmhouse-style units and integrated appliances, including a fridge freezer, dishwasher, and cooker with hob. Just off the kitchen, a useful utility room offers additional worktop space, plumbing for a washing machine and dryer, a side door to the garden, and internal access to the garage.

Upstairs, there are four well-proportioned bedrooms. The master bedroom enjoys dual-aspect windows and a vaulted ceiling, creating a feeling of space and comfort. The family bathroom is a modern four-piece suite with a freestanding oval bath, stylish mixer tap and handheld shower attachment, dual flush WC, wash hand basin, and a shower cubicle.

Outside, the sunny rear garden is tiered and laid with block paving for ease of maintenance, providing a private, low-maintenance space perfect for relaxing or entertaining.

### Porch

8'10" x 3'3" (2.694 x 1.015)

### Entrance Hall

12'7" x 6'5" (3.845 x 1.978)

### Lounge

21'7" x 10'10" (6.586 x 3.325)

### Dining/Sitting Room

21'11" x 13'3" (9'3" smallest) (6.700 x 4.060 (2.839 smallest))

### Kitchen

10'6" x 8'10" (3.216 x 2.698)

### Utility Room

8'5" x 7'1" (2.590 x 2.163)

### Landing

6'1" x 7'10" (1.867 x 2.393)

### Master Bedroom

8'6" x 17'5" (2.594 x 5.312)

### Bedroom

8'7" x 7'10" (2.630 x 2.409)

### Bedroom

11'9" x 10'6" (3.604 x 3.208)

### Bedroom

9'5" x 12'1" (2.878 x 3.708)

### Bathroom

7'9" x 6'2" (2.385 x 1.90)

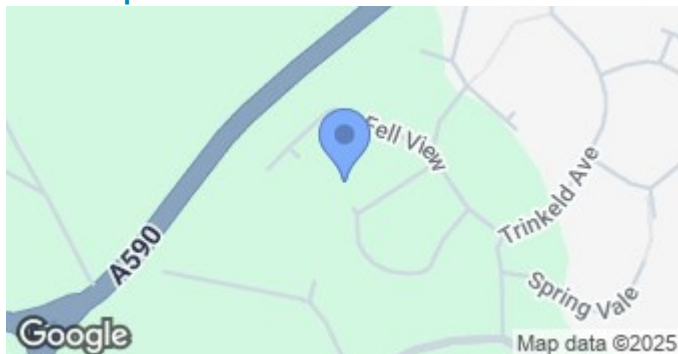




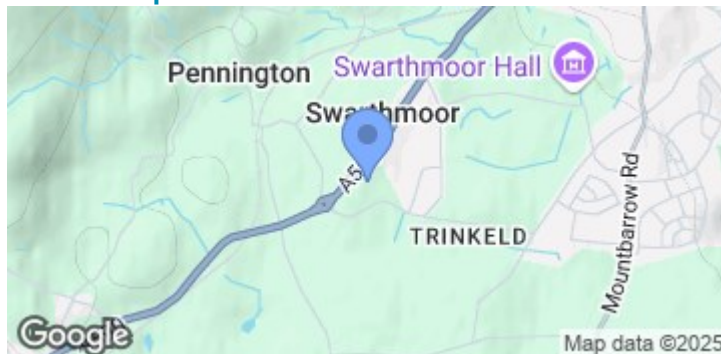
- Superb Family Home
- Off Road Parking
- Modern Décor Throughout
- Quiet Cul De Sac Location
- Council Tax Band - D
- Integral Garage
- Low Maintenance Gardens
- Useful Utility Room
- Close to Amenities



## Road Map



## Terrain Map



## Floor Plan

Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		