



## 15 Bracken Grove

Ulverston, LA12 0XG

Offers In The Region Of £390,000



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# 15 Bracken Grove

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## Offers In The Region Of £390,000



*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)



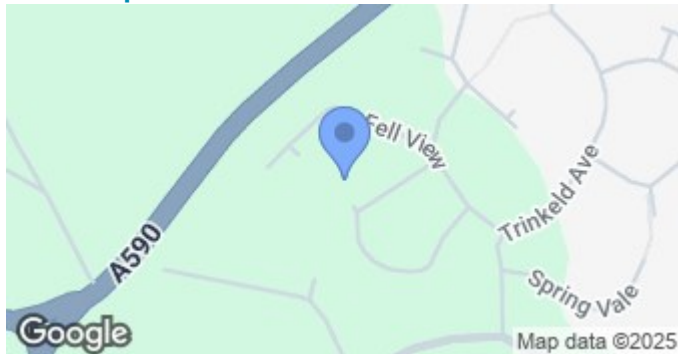


- Superb Family Home
- Off Road Parking
- Modern Décor Throughout
- Quiet Cul De Sac Location
- Council Tax Band - D
- Integral Garage
- Low Maintenance Gardens
- Useful Utility Room
- Close to Amenities

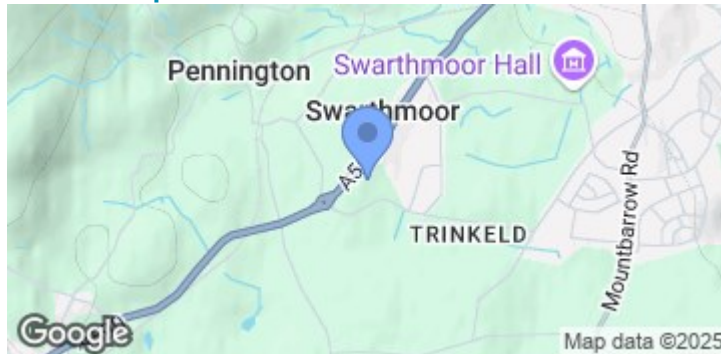




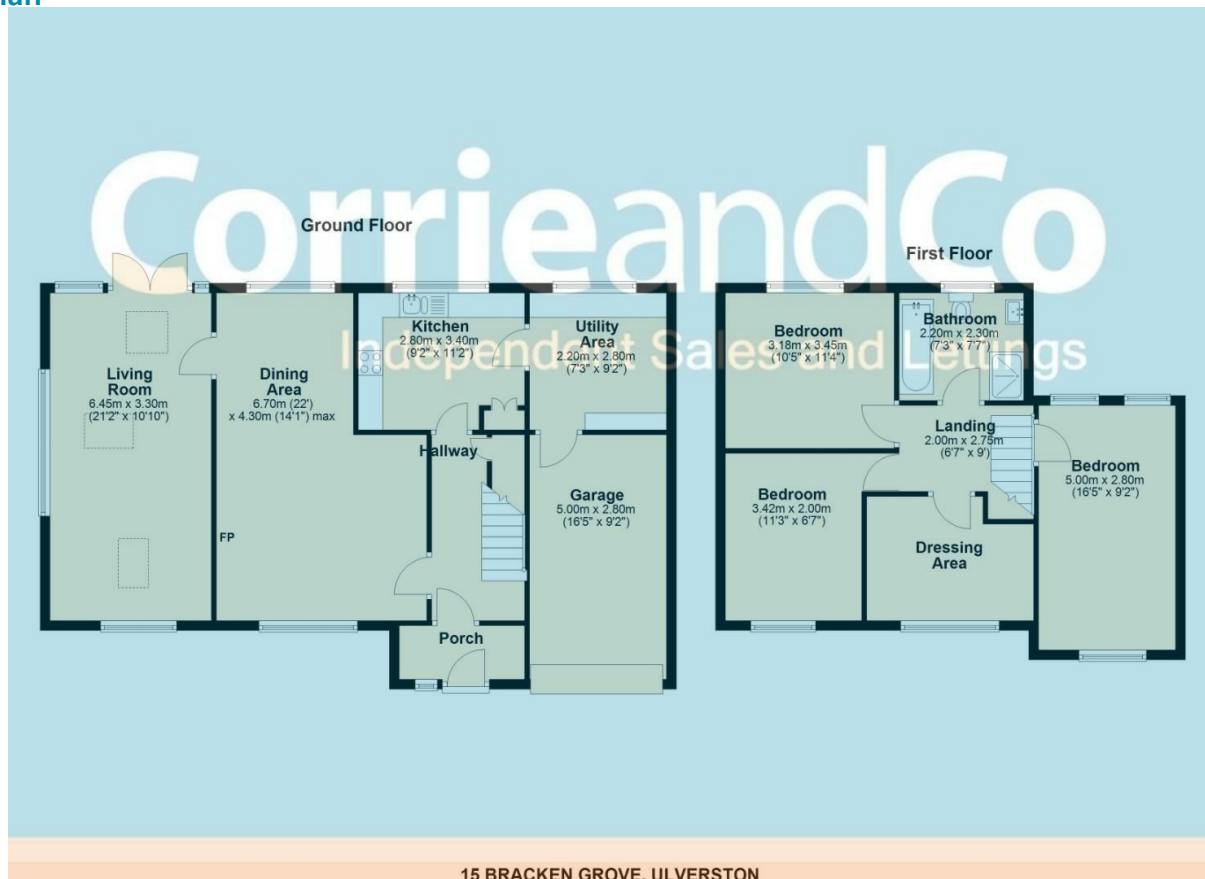
## Road Map



## Terrain Map



## Floor Plan



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

