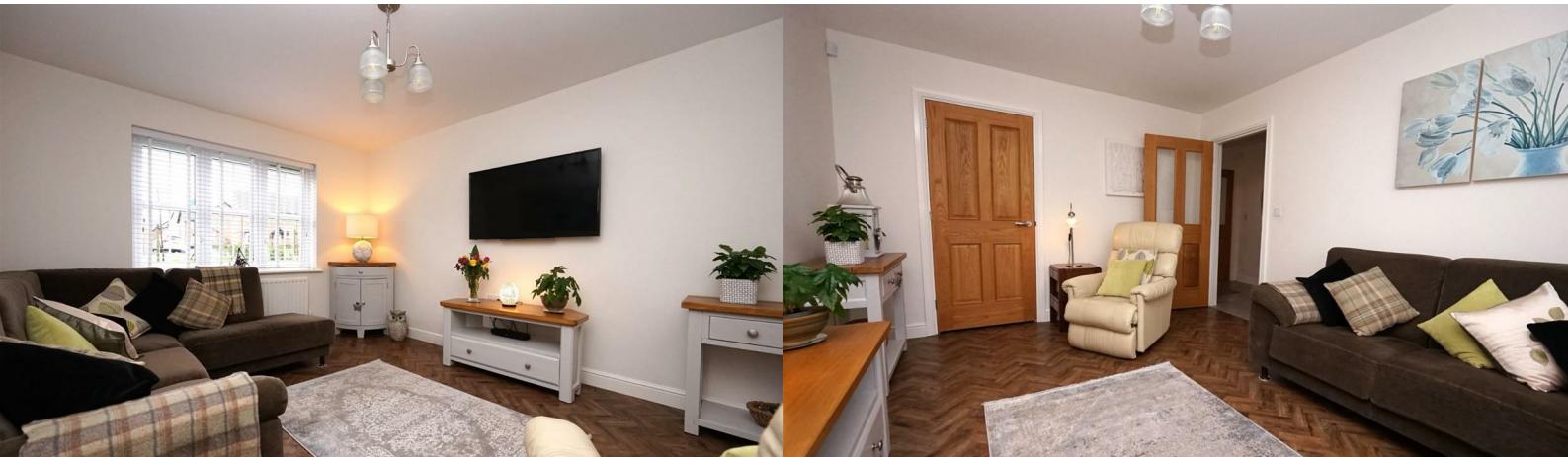




7 Beacon Drive

Ulverston, LA12 9FF

Offers In The Region Of £535,000



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Situated on a recently developed and highly sought-after estate, this beautifully presented four-bedroom family home enjoys an enviable position overlooking open fields and towards the iconic Hoard Monument. The property boasts spacious and modern living accommodation, including an impressive open-plan living/kitchen/diner—ideal for entertaining and family life. Additional features include a ground floor WC, utility room, and en suite to the master bedroom, offering both comfort and convenience. Externally, there are gardens to the front and rear, off road parking, and an integral garage. A superb home in a fantastic location—perfect for modern family living. Viewing highly recommended.

To the front of this stylish modern build home, you'll find a neatly presented front garden, off-road parking, and access to the garage—ideal for both storage and convenience.

Step inside to the entrance hall, where there is open access to the staircase and all of the ground floor living spaces. To the left, the lounge offers a warm and welcoming feel, enhanced by beautiful Herringbone flooring and plenty of natural light.

At the heart of the home is the open plan living kitchen diner—perfect for modern family life. The kitchen is fitted with a sleek range of contemporary base and wall units, including a stylish island unit. Integrated appliances include a double oven, hob, dishwasher, and fridge freezer, while the generous dining and living area is ideal for entertaining. Bi-folding doors open directly onto the garden, bringing the outdoors in. Just off the kitchen is a useful utility room, complete with a sink and plumbing for a washing machine, as well as a convenient ground floor WC.

Upstairs, the first floor hosts four double bedrooms, three of which have fitted wardrobes and shelves/drawers with sliding mirrored doors. The master bedroom benefits from a private en suite shower room, featuring a walk-in double shower, WC, and wash basin, all set against striking bright white tiles. The family bathroom offers a luxurious four-piece suite including a bath, separate shower cubicle, WC, and wash basin—all designed with both comfort and style in mind.

To the rear, the good-sized garden is mainly laid to lawn, with a patio area ideal for al fresco dining and relaxing. A side gate provides easy access back to the front of the property.

This thoughtfully designed home combines modern living with practical features—perfect for families or professionals looking for comfort, style, and space.

Entrance Hall

extends to 13'5" (extends to 4.10)

Lounge

14'9" x 11'1" (4.50 x 3.40)

Kitchen Diner

19'8" (11'1") x 17'8" (13'9") (6.0 (3.4) x 5.4 (4.2))

Utility Room

of 6'10" (of 2.10)

Cloak Room

of 6'10" (of 2.10)

First Floor Landing

extends to 15'8" (extends to 4.8)

Bedroom One

13'1" x 10'9" (4.0 x 3.30)

En Suite Bathroom

10'2" x 4'7" (3.10 x 1.40)

Bedroom Two

13'9" x 11'1" (4.2 x 3.40)

Bedroom Three

13'5" x 9'2" (4.10 x 2.80)

Bedroom Four

9'6" x 7'6" (2.90 x 2.3)

Family Bathroom

9'6" x 7'2" (2.90 x 2.20)



- Superb Family Home
- Lovely Open Views
- Utility Room with WC
- Open Plan Living/Kitchen/Diner
- Council Tax Band - E
- Cul De Sac Location
- En Suite to the Master
- Tasteful & Modern Decor
- Gardens, Garage & Off Road Parking



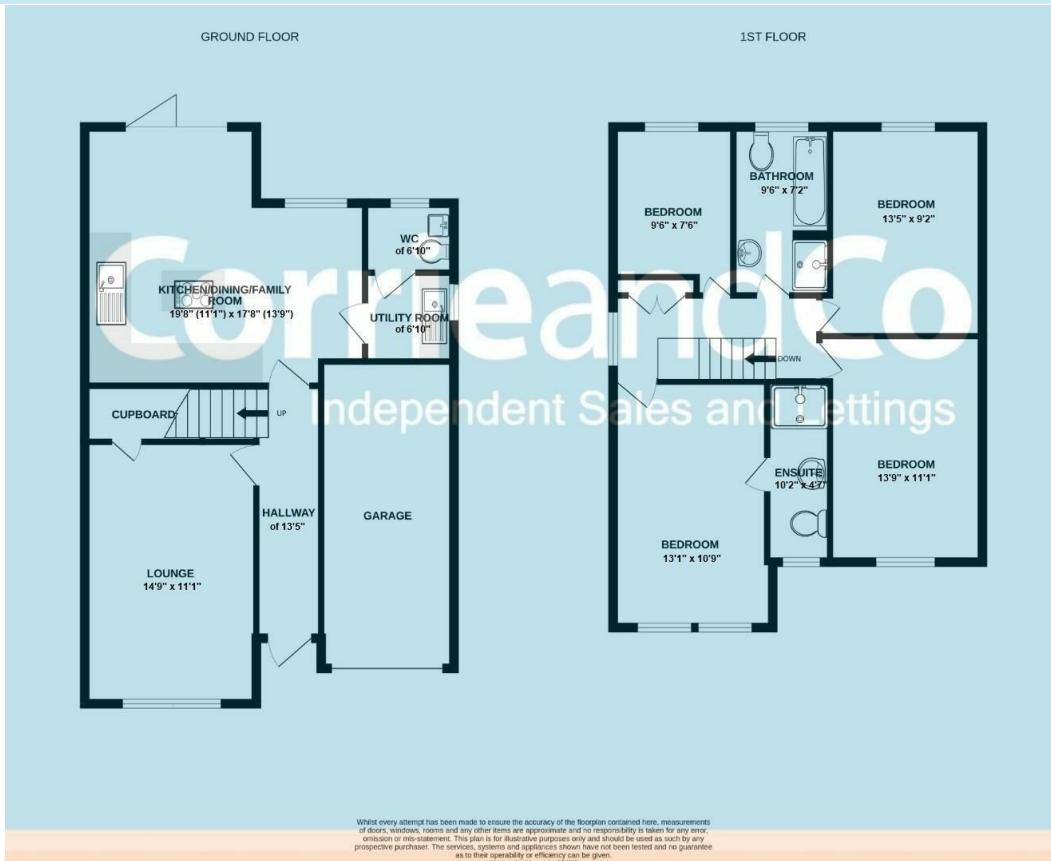
Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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