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GARAGE & PARKING



Estate Agency Act 1979

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4 Malkins Bank,

Colthouse Lane, Ulverston, LA12 0BE

For more information call **01229 445004**

2 New Market Street

Ulverston

Cumbria

LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Sleek and modern property based within a popular location on the outskirts of the ever-popular Croftlands Estate and set in its own cul-de-sac with similar modern properties. Tastefully and neutrally decorated throughout allowing for a blank canvas to make this home your own but with superior modern fitments throughout.

Spacious living accommodation comprising of lounge, breakfast kitchen/dining room, study, galleried landing, four good sized bedrooms, master with ensuite and family bathroom.

The SieMatic kitchen offers Neff appliances including induction hob, oven and microwave with the property having LED spotlights throughout, ECO boiler, good-sized, enclosed, rear garden, detached garage, off road parking for several cars either side of the property and views over open fields to the front.



DIRECTIONS

From our office in the centre of Ulverston proceed up Market St, turning left onto Queen Street and carry on until the lights. Continue straight ahead onto Princes Street, passing the railway station, the primary school on the right, UVHS secondary school and sixth form on the left. Proceed through the dip and turn right onto Urswick Road and after a short while at the crossroads with Main Road and Colthouse Lane, turn left. Follow the road to the left into Malkins Bank and the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/bluffs.remarking.partner>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains gas, water and electricity are all connected. Septic Tank for drainage shared between five properties.





Entered through a door into:

ENTRANCE DINING ROOM

16' 11" x 10' 0" (5.18m x 3.06m)

UPVC double glazed window to front, sliding double door to kitchen, door to study, door to ground floor WC and door to lounge/breakfast area. Stairs to first floor.

LOUNGE

13' 7" x 9' 4" (4.15m x 2.85m)

UPVC double glazed window to rear, spot lights to ceiling, radiator and open to:

KITCHEN/BREAKFAST ROOM

17' 0" x 13' 7" (5.20m x 4.15m)

Fitted with a superb range of soft closing base, wall and drawer units with contrasting worktop over incorporating one and a half bowl sink and drainer with mixer tap and mirrored splashbacks. Integrated fridge/freezer, electric induction hob with concealed extractor above, eye level electric oven and microwave, dishwasher and washing machine. Breakfast bar area with feature lighting, spot lights to ceiling and radiator. UPVC French style double glazed double doors to rear garden and uPVC double glazed windows to rear.

STUDY

10' 1" x 10' 0" (3.08m x 3.07m)

UPVC double glazed window to front and radiator.



WC

Two piece suite comprising of low level, dual flush WC and wall mounted wash hand basin. Ceiling light point, radiator and tiled floor.

FIRST FLOOR GALLERIED LANDING

Views to front, storage cupboard, access to all bedrooms and family bathroom.

MASTER BEDROOM

13' 7" x 10' 1" (4.15m x 3.09m) widest points UPVC double glazed window to rear, wardrobe with double hanging, ceiling light point and radiator. Door to:

ENSUITE

Three piece suite comprising of double shower cubicle, pedestal wash hand basin with mixer tap and low level, dual flush WC. Heated towel rail, spot lights tiled floor and tiled to wet area's. Opaque uPVC double glazed window to rear.

BEDROOM

10' 1" x 10' 1" (3.09m x 3.08m)

UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

10' 1" x 9' 10" (3.08m x 3.00m)

UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

11' 11" x 7' 4" (3.65m x 2.25m)

UPVC double glazed window to the rear aspect, ceiling light point and radiator.

BATHROOM

Modern three piece suite comprising of low level, dual flush WC, pedestal wash hand basin with mixer tap and panelled bath with electric shower over and screen. Heated towel rail, spot lights, tiled floor and tiled to wet areas.

EXERIOR

Off road parking to either side with one leading to the garage. Strip of lawn to the front as well as an enclosed rear garden with is mostly laid to lawn with complimentary patio area and gazebo.

GARAGE

18' 0" x 11' 5" (5.50m x 3.50m)

Electric roller door, light and power.