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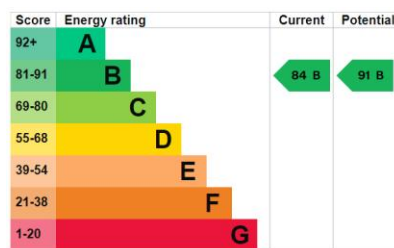
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GARAGE & PARKING



Estate Agency Act 1979

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3 Laurel Gardens,

Ulverston, LA12 7FT

For more information call **01229 445004**

2 New Market Street

Ulverston

Cumbria

LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Exquisite luxury five bedroom detached home, situated within an exclusive small gated community, ensuring a high level of privacy and security. Upon entering spaciousness is at the forefront with high ceilings and plenty of natural light from the excellent sized windows. The opulence starts with the lounge which offers uninterrupted views of Hoad Monument over Ford Park and sets the tone for things to come. Proceeding through you will find access to the integral garage, central stairs to the further two floors and downstairs doaks/WC. Completing the ground floor is the heart of the home, an open plan kitchen/diner which is designed with upgrades including integrated appliances and ample space for dining and socializing. Situated conveniently to the rear of the kitchen is a utility room offering additional storage and functionality. Proceeding up the central stairs the first floor offers four bedrooms, a master with en-suite and modern family bathroom all of which are thoughtfully designed to provide comfort and style. Further stairs ascend to the second floor with a secondary master suite offering spectacular views of Hoad Monument again through the dual Velux windows and a modern shower en-suite facility.

Wrapping up this exceptional family home is a double width driveway leading to integrated garage with remote controlled door, rear gardens with raised borders and seating area's which create an idyllic outdoor space that can be accessed from both the kitchen and dining area to maximise on the outside in appeal of todays modern living. Viewing is a must to appreciate this family home which will not disappoint.



DIRECTIONS

Leaving the office turn onto Market Street, at the top of Market Street turn left onto Queen Street at the traffic lights turn left again on to the A590 pass through the next set of lights and then carry straight on at the roundabout. After the next set of lights turn left onto Hart Street, proceeding along Hart Street and turn right towards Ford Park Crescent and the entrance to Laurel Gardens is on the right-hand side through the private gates.

The property can be found by using the following What3Words <https://what3words.com/habit.irritated.unfolds>

GENERAL INFORMATION

PROPERTY TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE - There is a management company and fee chargeable for the communal grounds and gates. Please ask the office for further information.





Entered through a PVC door with glazed inserts opening into:

ENTRANCE HALL

Doors to lounge, integral garage, kitchen/diner and downstairs WC. Stairs to first floor, two ceiling light points, radiator and Karndean flooring.

LOUNGE

18' 10" x 11' 10" (5.74m x 3.61m)

Excellent room with natural light from the three uPVC, double glazed sliding sash windows to the front, two radiators and two ceiling light points. Focal feature Helios wood burning stove set to hearth with decorative mantle over.

CLOAKROOM/WC

5' 7" x 3' 3" (1.7m x 0.99m)

Two piece suite comprising of concealed cistern, dual flush WC and wall mounted sink with mixer taps. Tiled splash backs, ceiling light point, Xpelair extractor, Karndean flooring and ceiling light point.

KITCHEN/DINER

15' 2" x 22' 7" (4.62m x 6.88m) widest points

Perfect blend of functionality and style, featuring a comprehensive array of quality fixtures and fittings.

Dining/Seating Area

Karndean flooring, two modern ceiling light points, radiator and patio doors to the rear with integrated blinds.

Open to:

Kitchen Area

Fully equipped with a range of elegant cashmere units comprising of base, wall and drawers that provide ample storage and a sophisticated touch. The sleek granite work surfaces offer both durability and incorporate a one and a half bowl sink unit with mixer tap. Integrated appliances include a five ring gas hob, Capel extractor hood, double Neff ovens and Neff dishwasher. Natural light floods the kitchen through a window with a delightful outlook over the rear garden, creating a pleasant and airy atmosphere.

UTILITY ROOM

5' 1" x 7' 0" (1.55m x 2.13m)

Continuation of the same units from the kitchen with work surface over. Integrated washing machine and tumble drier. Spot lights to ceiling, space for coats and uPVC double glazed window to side.



FIRST FLOOR LANDING

Stairs to second floor, uPVC double glazed window to side, radiator and two ceiling light points. Doors to four bedrooms, family bathroom and storage cupboard housing Stelflow hot water tank.

MASTER BEDROOM

11' 9" x 12' 6" (3.58m x 3.81m)

Double room with uPVC double glazed window to front with views over the park to Hoad Monument. Radiator, two ceiling lights and door to ensuite.

ENSUITE

4' 7" x 8' 8" (1.4m x 2.64m)

Three piece suite comprising of double shower with rain head and further hand held attachment, concealed cistern, dual flush WC and wall mounted sink with mixer tap. Tiled to wet areas and floor, spot lights to ceiling, Xpelair extractor and ladder style towel radiator. Opaque uPVC double glazed window to front.

BEDROOM

8' 11" x 11' 10" (2.72m x 3.61m)

Currently utilised as a study but could be a further double room with double uPVC double glazed windows to rear, ceiling light point and radiator.

BEDROOM

15' 2" x 12' 6" (4.62m x 3.81m)

Double room with uPVC double glazed window to rear, two ceiling light points and radiator.

BATHROOM

10' 1" x 6' 6" (3.07m x 1.98m)

Modern family bathroom fitted with a three piece suite comprising of panelled bath with rain head shower, microphone style hand held shower head and mixer controls, wall mounted sink with mixer tap and concealed cistern, dual flush WC. Tiled to wet areas, tiled floor, spot lights to ceiling, Xpelair extractor and ladder style radiator. Opaque uPVC double glazed window to side.

BEDROOM

10' 1" x 13' 7" (3.07m x 4.14m)

Further double room with ceiling light point and radiator. UPVC double glazed window to front overlooking the park and to Hoad Monument.

SECOND FLOOR LANDING

Ceiling light point, doors to cupboard offering ample shelving, master bedroom and store room. UPVC double glazed window to side and radiator.

SECONDARY MASTER BEDROOM

21' 3" x 14' 0" (6.48m x 4.27m)

Double room with ceiling light point and spot lights. Two Velux roof windows offering an uninterrupted view of Hoad Monument and uPVC double glazed window to side. Radiator, eaves storage which is partially boarded with light and door to ensuite.

ENSUITE

3' 11" x 7' 11" (1.19m x 2.41m)

Fitted with a modern three piece suite comprising of concealed cistern, dual flush WC, wall mounted wash hand basin with mixer tap and double shower with rain head and further hand held attachment. Tiles to wet areas, tiled flooring, spot lights to ceiling and ladder style radiator.

STORE ROOM

Excellent addition which could be used for a multitude of things. Two ceiling light points, radiator and access to further eaves storage.

EXTERIOR

To the front of the property is a double width paved driveway with gate to left hand side pathway and an area of lawn with planted bed underneath the lounge bay window. The rear offers an enclosed area which has both lawn, multiple raised beds with shrubs and plants and a patio area fit for entertaining. A further gate gives access to the right with a small area of additional plants and shrubs completing the aesthetics of the development.

INTEGRAL GARAGE

18' 4" x 8' 10" (5.59m x 2.69m)

Electric up and over door with ceiling light point and power. Internal door into house.