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JH  
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£525,000



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DOUBLE GARAGE  
& PARKING

5 Beech Court, Ulverston,  
Cumbria, LA12 0UH

For more information call **01229 445004**

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Fabulous detached family home situated in a super position to the edge of the popular Birkrigg Park development. Having been carefully improved, altered and modernised by the current owners to create a most stylish and comfortable home that will not disappoint. Fabulous and spacious garden with excellent off road parking, integral double garage along with wet underfloor heating throughout the ground floor. Birkrigg Park is a sought after development situated to the outskirts of the popular market town of Ulverston with the accommodation comprising of hallway, lounge, open plan dining/kitchen, utility and WC to the ground floor with four bedrooms, the master having an ensuite as well as family bathroom to the first floor. In all this is an excellent property considered to be suite to a range of buyers, particularly the family purchaser and needs to be viewed to be appreciated.



DIRECTIONS

Leaving Ulverston along the A590 in the direction of Barrow continue along the main road and at Cross a Moor proceed around to the roundabout going straight across. As you drop down the hill take the left hand turn sign posted towards Urswick. Continue along here until you meet the crossroads turning left and then first left again into Birkrigg Park onto East Drive. Follow the road and bear to the right and onto Beech Court where the property can be found on the left at the head of the cul-de-sac.

The property can be found by using the following "What Three Words"  
<https://what3words.com///broker.care.monorail>

GENERAL INFORMATION

TENURE: Freehold  
COUNCIL TAX: F  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains gas, electric, water and drainage are all connected.









Accessed through a wooden grey painted door with double glazed upper panes opening to:

**HALL**  
12' 10" x 8' 2" (3.92m x 2.49 m) widest points  
Stair case to first floor with wooden and glass balustrades, tiled floor and glazed door with glazed side window to kitchen area and matching door to lounge.

**LOUNGE**  
18' 5" x 12' 9" (5.62m x 3.89m) plus bay  
Numerous inset LED lights to ceiling, two wall light points and fabulous central media wall with integrated feature electric fire and recess for TV and sound bar. Double glazed windows and deep double glazed rectangular bay window to front with fitted blind.

**KITCHEN/DINER/FAMILY ROOM**  
31' 2" x 11' 3" (9.5m x 3.43m)  
Tiling to floor, double glazed window to the side and two further double glazed windows to rear overlooking the garden.  
Kitchen Area  
Comprehensively fitted with a most attractive range of base, wall and drawer units with composite work surface over to include matching central island offering breakfast bar space and incorporating ceramic one and a half bowl sink unit with mixer tap. Integrated appliances include wine cooler, Neff induction hob with cooker hood over, two built in Samsung ovens including multifunction oven, microwave/oven combination with warming drawer under and built in fridge freezer.

Inset lights to ceiling and two pendant light points over.  
Lounge Area  
TV bracket to wall, inset lights to ceiling with coving and bifold doors to the garden.  
Open to:

**BREAKFAST AREA**  
8' 8" x 8' 11" (2.64m x 2.72m)  
Inset lights to ceiling and glazed door to utility and WC.

**WC**  
6' 7" x 3' 1" (2.01m x 0.94m)  
Modern suite comprising of wall hung WC with concealed cistern and push button flush and wash hand basin inset to vanity unit with storage cupboard under and mirror tile behind with mixer tap. Tiled floor and double glazed pattern glass window.

**UTILITY ROOM**  
7' 8" x 5' 0" (2.34m x 1.52m)  
Fitted with a range of base and wall cupboards with patterned work surface over incorporating stainless steel sink and drainer with mixer tap and grey tiled upstands. Recess and plumbing for washing machine, extractor fan and wall mounted Valiant boiler for the central heating and hot water systems. Door to garage.



**FIRST FLOOR LANDING**  
Double glazed window, radiator and door to storage cupboard with shelving. Access to all bedrooms and bathroom.

**MASTER BEDROOM**  
13' 8" x 12' 9" (4.17m x 3.89.m)  
Spacious double room with inset lights to ceiling, dual aspect with windows to front and side both with fitted blinds. Built in wardrobes with mirrored fronted doors and matching dresser drawer unit. Door to en suite.

**ENSUITE**  
4' 9" x 5' 8" (1.45m x 1.73m)  
Comprising of quadrant shower cubicle with flexi track spray and fixed spray head, sink inset to vanity unit with cupboard under and WC with push button flush. Double glazed window to side offering a pleasant outlook over the surrounding countryside with glimpses of Birkrigg in the distance, panelling to ceiling with inset lights and extractor fan. Fully tiled and with marble effect tile to floor and walls.

**BEDROOM**  
11' 4" x 10' 0" (3.47m x 3.06m)  
Double room with dual aspect, double glazed windows to rear and side both offering an attractive outlook to the side over the surrounding farmland with glimpses of Birkrigg in the distance, and to the rear beyond the rear garden with Hoad Hill and Monument in the distance. Radiator and double doors to built in wardrobe.

**BATHROOM**  
7' 6" x 10' 11" (2.31m x 3.35m)  
Fitted with a five piece suite in white comprising of oval bath with freestanding mixer tap and shower attachment, glazed walk in shower cubical with fixed rain head shower and flexi track spray, WC with push button flush and vanity unit housing twin wash basin's and monobloc mixer taps with storage drawers underneath and matching mirrors with illuminated surrounds above. Full tiling to floor and walls with electric under floor heating and panelling to ceiling with inset lights. Extractor fan, modern chrome towel radiator to wall and double glazed window to rear offering a beautiful view over the garden and the countryside beyond.

**BEDROOM**  
7' 11" x 9' 3" (2.41m x 2.82m) plus wardrobe  
Woodgrain grey laminate style flooring, mirror fronted built in wardrobes to one wall, radiator and double glazed windows to rear offering a beautiful view over the rear garden and farmland beyond with Hoad Hill and monument in the distance.

**BEDROOM**  
8' 9" x 9' 3" (2.68m x 2.82m) plus wardrobe  
Radiator, built in wardrobe with storage cupboard, drawers and open fronted hanging rails. Double glazed window to front offering a pleasant aspect to the tree line around the property.

**EXTERIOR**  
To the front of the property there is the excellent advantage of ample off road parking with double width driveway in front of the garage. The front garden is laid to lawn with mature trees and hedging around the perimeter, with access to either side leading to the rear garden. To the side of the property is a flagged area with built in store and isolated power supply. From here there is access to the beautiful rear garden. The rear garden is a particular compliment to this excellent home and is of great proportions with good area of lawn and mature trees, shrubs and bushes around. Garden storage space to side which is open fronted, traditional stonewall to rear and further good size garden storage shed to the corner of the woodland garden which has power to it. To the side of here is a secluded patio area with brick-built BBQ, leading round back onto the lawned garden with greenhouse and children's swing set.

**GARAGE**  
16' 11" x 16' 11" (5.18m x 5.16m)  
Twin up and over doors, electric light and power. Fitted base and wall cupboards and access point to loft.