



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**JH**  
Homes

**£495,000**



2



4



2



**GARAGE & PARKING**

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**JH**  
Homes

**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

**Hoad View, Morecambe Road,  
Ulverston, Cumbria, LA12 9BL**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

www.jhhomes.net or contact@jhhomes.net



Attractive modern detached family home situated in this excellent location that benefits from pleasant open aspect to the rear looking up towards Hoad Hill and Monument. Well presented by the current owners and has been owned by them since original construction. Offering stylish accommodation comprising of entrance hall, lounge, open plan kitchen with bifold doors to the rear opening to the garden, ground floor WC and utility room. To the first floor there are four bedrooms, the master having an ensuite and a family four piece bathroom suite. The property has an attractive enclosed garden to the rear with decking, patio and lawn with an excellent store to the side of the property as well as excellent off-road parking to the front for numerous vehicles. Perfect for the family buyer and the location offers convenient access to the town and amenities. In all, an excellent home that is recommended for early in viewing.



#### DIRECTIONS

From the office of JH Homes, proceed down cobbled Market Street at the round about take the third turning onto The Ellers with the Ford Garage on your left hand side. At the junction turn right and then first left onto Morecambe Road. Proceed along Morecambe Road passing under the railway bridge and as you get to the end of the road the property can be found on the left hand side.

The property can be found by using the following "What Three Words"

<https://w3w.co/contracting.builders.reputable>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electricity, water and drainage.









Accessed through a modern composite door with pattern glass panel and matching window to door frame. Opening to:

#### **ENTRANCE HALL**

Stairs to the right hand side with open under stairs area maximising usable space, wood grain effect herringbone patterned tiled floor with under floor heating, insets lights to ceiling and modern wooden internal doors to ground floor rooms.

#### **LOUNGE**

15' 1" x 9' 7" (4.6m x 2.92m)

UPVC double glazed window to front with fitted blinds, central fireplace chimney breast feature with slate shaded hearth and point for electric fire.

#### **KITCHEN/DINER**

20' 6" x 11' 0" (6.25m x 3.35m)

##### **Kitchen Area**

Fitted with an attractive range of modern base, wall and drawer units with slate effect worktop over incorporating one and half bowl sink and drainer with mixer tap and matching upstands. Integrated appliances include Bosch microwave and oven, wine fridge and induction hob with cooker hood over and tiled splash back. Space for fridge freezer, breakfast bar area with matching surfacing creating a divide from the kitchen area to the dining area and family room beyond. UPVC double glazed window with fitted blind looking to the drive.

##### **Dining Area**

Ample space for family table and open access beyond to the lovely family room/sunroom.

#### **FAMILY ROOM**

12' 0" x 11' 1" (3.66m x 3.38m)

Double glazed lantern roof, two long uPVC double glazed windows with blinds to side and bi folding doors to the rear opening to the deck and rear garden and offering a lovely outlook.



#### **WC**

Two piece suite comprising of wash hand basin set onto a vanity unit in grey with mixer tap and tiled splashback and WC with push button flush. Tiling to floor, uPVC pattern glass double glazed window and extractor fan.

#### **UTILITY ROOM**

7' 2" x 9' 7" (2.18m x 2.92m)

Matching units to the kitchen with work surface over. Longer cupboard housing the Main gas central heating boiler for the hot water and heating system and offering further storage space. Recess and plumbing for washing machine, space for dryer, fitted coat hooks to wall and uPVC double glazed window overlooking the rear garden.

#### **FIRST FLOOR LANDING**

Modern wooden doors giving access to all bedrooms and bathroom.

#### **BEDROOM**

9' 11" x 11' 1" (3.02m x 3.38m)

Double room situated to the rear with radiator, uPVC double glazed window to rear offering a lovely aspect beyond the rear garden over surrounding land with Hoad Hill and Monument in the distance. Recessed shelving area behind the door and door to en-suite shower room.

#### **ENSUITE**

Fitted with a three piece suite comprising of glazed shower cubicle with thermostatic shower flexi track spray and fixed rain head, combination wash hand basin with mixer tap and concealed cistern WC with push button flush and lower storage cupboard with matching tiles to the upstands. Ladder style towel radiator, inset lights to ceiling, extractor and tiling to floor.

#### **BEDROOM**

6' 5" x 11' 0" (1.96m x 3.35m)

Spacious single room with uPVC double glazed window, useful recessed open fronted wardrobe and shelving unit, radiator, power and light.

#### **BEDROOM**

10' 10" x 9' 7" (3.3m x 2.92m)

Double room to the front with uPVC double glazed window, radiator, TV bracket to wall, electric light and power.

#### **BEDROOM**

11' 3" x 7' 7" (3.43m x 2.31m)

Further double room situated to the rear with uPVC double glazed window offering a pleasant open aspect beyond the garden to surrounding farmland and Hoad Monument in the distance. Radiator, TV bracket to wall, electric light and power.

#### **BATHROOM**

5' 4" x 8' 8" (1.63m x 2.64m)

Fitted with a four piece suite in white comprising of WC with push button flush, wash hand basin with mixer tap inset to vanity unit with storage cupboards underneath, panelled bath with central mixer tap and shower attachment and shower cubicle with flexi track spray and overhead spray with tiled recess for shampoos etc. Tiling to walls in a light marble effect pattern, uPVC double glazed pattern glass window, ladder style towel radiator, extractor fan and inset lights to ceiling.

#### **EXTERIOR**

Wide frontage offering ample off-road parking for several vehicles with gate to the side leading to the rear garden.

The rear of the property is a sunny deck area which has banister rail and spindles to the surround and wide steps leading down to a rear patio area. The patio has porcelain flags and offers an excellent and sunny seating area with views towards Hoad Hill & Monument. There is an area of lawn and further area of decking to the corner for catching the later sunshine. The flag patio extends to a path leading round the decking with gated access to the side leading round to the front. Lean-to store at the side of the property.

#### **STORE**

Electric light and power.