

DIRECTIONS

Proceed from the centre of Ulverston up Soutergate before taking the first turning right onto Church Fields Avenue. Turn left onto Whinfield Road and the property can be found on the left.

The property can be found by using the following "What Three Words" <https://w3w.co/flannel.embodied.enclosing>

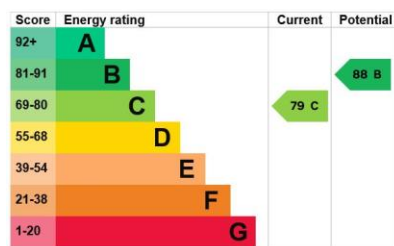
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

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



Estate Agency Act 1979

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£475,000



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GARAGE & PARKING

Laurel House, 1a Whinfield Road, Ulverston, Cumbria, LA12 7HG

For more information call **01229 445004**

2 New Market Street
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Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Outstanding modern detached family home in this excellent and sought-after location close to the town centre. Presented to an excellent standard throughout with quality fittings and modern attractive decor throughout that will be fully appreciated upon inspection. Built by local developer David Wood Esq this gorgeous home offers superb accommodation of generous proportions which comprises, hall, lounge, dining area, fitted kitchen, utility and separate W/C to the ground floor with three good sized bedrooms, the master with en-suite and four piece bathroom to the first floor. Complete with good sized integral garage and complemented with uPVC double glazing, gas fired central heating system, light and neutral decor throughout, brick sett driveway and easy to maintain and landscape gardens to the front and rear. Offering excellent access to Ulverston town centre which is a comfortable walk away. In all a fabulous home suited to a range of buyers including the family purchaser or those looking to downsize to a convenient and central location. Early viewing is invited and recommended.



Accessed through a feature PVC door with double glazed inserts which opens to:

ENTRANCE HALL

Engineered wood flooring, stairs to first floor and wood grain effect painted internal door to lounge.

LOUNGE

11'8" x 19'2" (3.56m x 5.84m)
UPVC double glazed window to front, central chimney breast currently used to display logs with feature wooden mantel shelf over. Three wall light points, door to under stairs store with electric light and smart meters. Open double doorway offering access to kitchen/diner.

KITCHEN/DINER

11'8" x 19'2" (3.56m x 5.84m)
Dining Area
Sliding patio doors, engineered wood flooring and ceiling light point.
Kitchen Area
Fitted with an attractive range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and splash back tiling. Integrated Neff double oven, Belling five burner gas hob with glass splash back and cooker hood over, integrated dishwasher, fridge and freezer. Inset lights to ceiling, uPVC double glazed window and tiling to floor.

UTILITY ROOM

6'7" x 7'8" (2.01m x 2.34m)
UPVC double glazed window to rear, base cupboards with worktop over incorporating sink and drainer with mixer tap. Space and plumbing under for washing machine, space for undercounter fridge, extractor, ceiling light point and doors to garage and WC.

WC

6'7" x 2'10" (2.01m x 0.86m)
Fitted with a two piece suite comprising of low level, dual flush WC and pedestal wash hand basin with mixer tap and tiled splash backs. UPVC double glazed window to side.

FIRST FLOOR LANDING

High level uPVC double glazed window and access to three bedrooms and bathroom.

MASTER BEDROOM

13'9" x 12'7" (4.19m x 3.84m)
Double room with uPVC double glazed window to front offering an aspect towards the neighbouring properties and beyond. Radiator, door to built in wardrobe/cupboard, ceiling light point and TV point. Door to ensuite.



ENSUITE

4'6" x 8'1" (1.37m x 2.46m)
Three piece suite comprising of walk in glazed shower cubicle with thermostatic shower, tiled surround and recessed shelf and vanity unit housing sink with mixer tap with drawers under and concealed cistern WC. Tiled floor, extractor fan and chrome ladder style towel radiator.

BEDROOM

12'4" x 12'7" (3.76m x 3.84m)
Further double room with radiator, ceiling light point and built in cupboard with further upper cupboard offering storage. UPVC double glazed window to rear.

BATHROOM

8'9" x 6'4" (2.67m x 1.93m)
Fitted with a four piece suite comprising of glazed shower cubicle, paneled bath with central mixer tap and shower attachment with tiled surround and built in TV unit, wash hand basin with mixer tap and cupboard under and WC with concealed cistern. Tiling to walls, floor tiling, chrome ladder style towel radiator, inset lighting and extractor.

BEDROOM

9'9" x 6'4" (2.97m x 1.93m)
Single room with uPVC double glazed window to front, radiator, ceiling light point and cupboard over stairs.

EXTERIOR

Brick sett driveway to front and access to garage. The front garden is slightly raised with slate surround, lawn, borders and mature laurel hedging and fencing to side. Access to paths lead to each side of the house to the rear garden.
The rear garden is attractively presented with slate flags, raised gravel patio seating area with raised beds around the perimeter.

GARAGE

17'10" x 10'10" (5.44m x 3.3m)
Glidermatic roller door, housing gas boiler for the hot water and heating system and high level circuit breaker control points.

