



Estate Agency Act 1979
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£775,000



7 The Field, Stockbridge Lane,
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Step into this stunning home where elegance meets comfort within one of the town's most prestigious small developments, this outstanding five bedroom detached home in a cul-de-sac location combines elegant design, generous proportions and meticulous attention to detail. Just minutes from the town centre yet enjoying a tranquil position, it offers modern living at its finest. Laid out over three floors this family home comprises of a welcoming entrance hall, cloakroom/WC, utility, garage, lounge with bifold doors and pleasant views of the garden and superb open-plan kitchen/diner and sun room to the ground floor. To the first floor are four excellent sized bedrooms, master with an ensuite and balcony and further family bathroom. To the third floor is a further double room with storage space and shower room. Offering a sizeable, mature plot with heavily planted and thoughtfully landscaped gardens which provide year-round interest, privacy and charm , block paved driveway, garage, gas central heating system and double glazed throughout. This is a home of exceptional quality where viewing is highly recommended to fully appreciate the presentation, setting and lifestyle on offer.



DIRECTIONS

From our office of JH Homes proceed up Daltongate at the side of The Farmers. Continuing up the hill and as you pass Lonsdale House on your left take your first right. Just after the initial row of modern mews houses on your left is the turning to The Field. The property can be found at the head of the cul de sac.

The property can be found by using the following "What Three Words" <https://w3w.co/shunning.spice.pony>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness District Council

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

PLEASE NOTE: The property has solar panels which provide additional power to heat the hot water within the cylinder.





Entered through a PVC door into:

ENTRANCE HALL

Stairs to first floor with under stairs cupboard, Amtico flooring and doors to kitchen/diner, WC, utility and lounge.

KITCHEN/DINER

27' 4" x 10' 8" (8.33m x 3.25m)

Kitchen Area

Fitted with a modern range of base, wall and drawer units with work surface over incorporating one and a half bowl stainless steel sink unit with mixer tap. Integrated appliances include two ovens, one steam oven and one microwave oven with two warming drawers below. Further integrated appliances include induction hob with cooker hood over, wine fridge and fridge/freezer. Breakfast bar divide with pendant lighting, spot lights to ceiling, Amtico flooring and uPVC double glazed window to front.

Dining Area

Spot lights to ceiling, Amtico flooring and open to:

SUN ROOM

10' 2" x 9' 5" (3.1m x 2.87m)

Multiple windows, Velux windows and French doors opening to garden.

LOUNGE

12' 7" x 16' 1" (3.84m x 4.9m)

Coving to ceiling, living flame gas fire set to fireplace, inset lighting to ceiling, radiator and power points. Bifold doors provide a pleasant outlook to the rear garden.

UTILITY ROOM

4' 10" x 9' 5" (1.47m x 2.87m)

Fitted with matching base and wall units with worktop over incorporating stainless steel sink unit. Space and plumbing for washing machine and PVC door to side of property.

FIRST FLOOR LANDING

Access to four bedrooms and bathroom. Stairs to second floor.

MASTER BEDROOM

12' 4" x 15' 7" (3.76m x 4.75m)

Double room with open Vaulted ceiling and bifold doors opening to a balcony, radiator and ceiling light point. Door to en-suite.

ENSUITE

4' 3" x 7' 6" (1.3m x 2.29m)

Walk in shower with fixed head, vanity wash hand basin and WC. Illuminated mirror, wall mounted radiator, window and wall tiling.

BEDROOM

17' 10" x 10' 10" (5.44m x 3.3m)

Good sized double room with uPVC window to rear, radiator and inset lighting.

BEDROOM

17' 7" x 9' 3" (5.36m x 2.82m)

Further double room or study with two roof windows to front, radiator and ceiling light point.

BEDROOM

13' 10" x 10' 6" (4.22m x 3.2m) widest points

Double room with ceiling light point, radiator and uPVC double glazed window to front.

BATHROOM

8' 5" x 7' 8" (2.57m x 2.34m)

Fitted with a four piece suite comprising of deep bath, separate shower enclosure, vanity wash hand basin and WC. Wall and floor tiling.

SECOND FLOOR LANDING

Door to bedroom, shower room and walk in storage.

BEDROOM

16' 2" x 10' 8" (4.93m x 3.25m)

Spacious double room with vaulted ceiling, Velux windows and access to eaves storage.

STORAGE ROOM

5' 2" x 12' 10" (1.57m x 3.91m)

Housing wall mounted central heating boiler for the heating system, cylinder tank powered by solar for the hot water with additional storage space.

SHOWER ROOM

5' 5" x 7' 5" (1.65m x 2.26m)

Fitted with a three piece suite comprising of separate shower enclosure, twin head shower, vanity wash hand basin and WC.

EXTERIOR

Beautifully maintained rear garden, mainly laid to lawn with established borders, summer house and patio seating area perfect for entertaining. At the bottom of the enclosed garden is a private vegetable plot. The outdoor space is fully enclosed and offers excellent privacy.

GARAGE

18' 4" x 9' 3" (5.59m x 2.83m)

Up and over door with remote control, courtesy door to outside, light and power.

