

FREEHOLD



# ORCHARD DENE, THE ORCHARDS, ULVERSTON, LA12 9DS

## £450,000

### FEATURES

- Excellent Detached Home
- Great Location On Private Cul-de-Sac
- Spacious & Well Presented Throughout
- Hall with Study Area & WC
- Lounge With Bay Window
- Fully Fitted Kitchen/Diner & Utility
- Conservatory & Four-piece Family Bathroom
- Three Double Bedrooms, Master with En-suite
- Garage, Excellent Parking & Lovely Garden
- Offered Vacant & Early Viewing A Must



 2  2  3  Garage, Off Road Parking



Orchard Dene is a stunning modern detached family home situated in this excellent location, being part of a private cul-de-sac totalling four detached properties. This beautiful home offers spacious and well-presented accommodation that is reluctantly offered due to relocation. The property has gas fire central heating system (underfloor to the ground floor) uPVC double glazing and is immaculately presented throughout. The accommodation comprises of a spacious hall, WC, lounge, excellent kitchen/diner, conservatory, utility room, three double bed rooms, (master ensuite) a four-piece bathroom and integral garage. There is excellent parking and attractive gardens to compliment this lovely home. In all the superb spacious property that must be viewed to be appreciated, offered vacant with no upper chain with early viewings available through the office of JH Homes.

This fabulous property is accessed through a modern double glazed composite front door with a leaded and pattern glass pane, and a patterned glass side window. Opening into:

#### **ENTRANCE HALL**

An attractive, spacious and welcoming space with a woodgrain engineer style flooring, which continues throughout the ground floor with underfloor heating. Light neutral décor and stairs to the side leading to the first floor, with a door to a useful understairs store. At the end of the hall is a recess that is perfect to use as a study area/home office.

#### **WC**

A useful ground floor facility with a pedestal wash hand basin with mixer tap, tiled splashback with mirror and glass shelf above. WC with push button flush and a uPVC double glazed pattern glass window.

#### **LOUNGE**

*18' 0" x 17' 7" (5.49m x 5.36m)*

Spacious well-presented room with attractive decor including a feature paper wall, to which there is a modern fire place with an electric convicting log flame effect fire, making a lovely focal point to the room. Continuation of the wooden flooring with underfloor heating and a uPVC double glazed rectangular bay window offering a pleasant aspect over farmland and

neighbouring properties. Complete with three wall light points, a central ceiling light point and coving to the ceiling, overall a lovely well-proportioned and spacious family room.

#### **KITCHEN**

*10' 6" x 12' 8" (3.2m x 3.86m)*

Fitted with a range of base, wall and drawer units with woodgrain effect worktop over incorporating one and a half bowl stainless sink with drainer and mixer tap and splash back tiling. Situated in front of a uPVC double glazed window which looks to the rear garden area. Freestanding Belling range cooker with a five-burner gas hob, electric ovens, grill with matching stainless steel back plate and cooker hood above, fitted fridge, freezer and a built-in dishwasher with matching decor panel. Complete with tiled floor, LED lights in the kitchen area and a door to the utility room. There is a breakfast bar divide between the kitchen and dining area offering comfortable seating.

#### **DINING ROOM**

*12' 4" x 13' 2" (3.76m x 4.01m)*

Spacious room with a continuation of the engineered wood flooring, set of PVC double glazed French doors, matching side windows opening to the conservatory and open access to the side into the kitchen area. Feature electric fire to the wall with a screen, offering sound and a range of moving images.

#### **CONSERVATORY**

*8' 1" x 11' 1" (2.46m x 3.38m)*

A great room which overlooks the rear garden and is accessed through the dining room via a set of PVC double glazed French doors, creating an excellent additional sitting room/reception room. Complete with a tiled floor, clear glass roof and uPVC double glazed construction with opening windows, plus a set of French doors opening to the side garden.

#### **UTILITY ROOM**

*5' 9" x 12' 5" (1.75m x 3.78m)*

An excellent area with base cupboards and work surfacing to match the kitchen, with a stainless steel sink unit with mixer tap and a continuation of the tiling to the floor from the kitchen. Fitted washing machine and fridge, freezer, an extractor fan and connecting door to the garage.

#### **FIRST FLOOR LANDING**

From the entrance hall the stairs lead to the first floor with a painted handrail newel post and spindles. UPVC double window to the landing, an access point to the loft and doors to the bedrooms and bathroom.

### BEDROOM

20' 0" x 11' 9" (6.1m x 3.58m)

An excellent room with uPVC double glazed dormer window to the front offering a lovely aspect over farmland, commercial buildings in the foreground and hills in the distance. Comprehensive range of fitted bedroom furniture all included in the sale with light wood grain decor panels, comprising of cupboards and drawers with mirror panels and a recess for a TV with matching bedside units. Complete with a radiator and a door giving access to a dressing area/lobby, with access to eaves storage on either side and beyond the door to the ensuite shower room.

### ENSUITE

Spacious shower room with a glazed shower cubicle with thermostatic shower, wash hand basin on a washstand with wood grain doors below, waterfall mixer tap, mirror, WC with pushbutton flush, chrome ladder style towel radiator and a white double roof light with blind. Complete with full tiling to the walls and floor and inset lights to the ceiling which compliments this excellent master suite.

### BEDROOM

15' 4" x 13' 10" (4.67m x 4.22m)

A further spacious and impressive double bedroom with a dormer window to the front with uPVC double glazed window. Radiator, built-in bedroom furniture with a wood grain effect decor panel and one mirrored door panel.

### BEDROOM

12' 8" x 16' 3" (3.86m x 4.95m)

Double room situated to the rear with reduced head height to one side and a Velux double glazed roof light with blind. Light neutral decor and electric light and power points.





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### BATHROOM

Fitted with a four-piece suite comprising of a panelled bath with corner mounted mixer tap, glazed shower cubicle with thermostatic shower, WC with push button flush and wall hung wash hand basin with cupboard under and mixer tap with mirror above. UPVC double glazed window, double-glazed roof light with pattern glass pane and fitted blind, tiling to the floor and walls and a chrome ladder style towel radiator. Complete with neutral decor to the ceiling and insect lights, making an excellent family bathroom.

### GARAGE

24' 4" x 11' 0" (7.42m x 3.35m)

Spacious garage offering ample space for parking and additional storage/workshop space, with an up and over door, electric light and power points and a water tap. Also houses the gas Combi boiler for the heating and hot water systems, electric circuit breaker control point and uPVC double glazed window to the rear.

### EXTERIOR

Occupies a generous plot with attractive, well stocked and presented gardens being a lovely feature of the property. On entering the driveway, shared with the three neighbouring properties, there is a parking recess which is perfect for caravan/motorhome etc. Beyond here there is a brick set driveway offering parking with an area of lawn to the front and brick set path leading to the entrance door. To the side there is a further good sized grassed garden area with borders that are well stocked with a variety of plants, shrubs and bushes, including a mature fig tree. To the upper garden area, a garden storage shed and raised gravel pathway servicing the mature upper borders and garden, which is also well stocked and planted. A lower path leads to the rear of the property, offering a private seating area with water tap and access to the conservatory.



Call us on  
**01229 445004**

contact@jhhomes.net  
www.jhhomes.net/properties

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

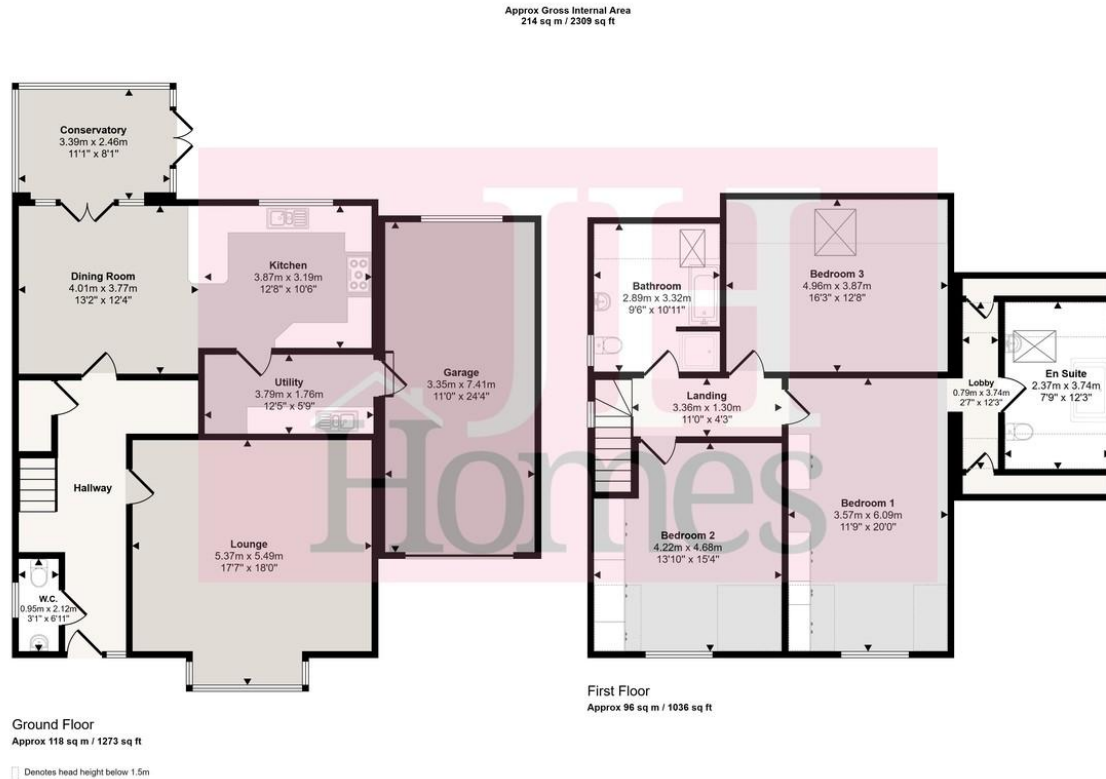
SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the "Tank Square" roundabout. After the next lights take the right hand turn into North Lonsdale Road and continue underneath the railway bridge before passing Monument Way on the right. Continue a short distance further, turn the next right and follow the lane, The Orchards is then ahead of you.

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

<https://w3w.co/prettiest.indulgent.intersect>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

