

58 MONUMENT WAY, ULVERSTON, LA12 9SY

£435,000

FEATURES

- Family Detached Home
- Four Bedrooms – Master Bedroom With Ensuite
- Multiple Reception Rooms Plus Conservatory
- Modern Kitchen With Some Integrated Appliances
- Utility & Downstairs WC
- Modern Bathroom & Ensuite
- Side By Side Parking With EV Charging
- Easy To Maintain Rear Garden
- Benefits From Solar Thermal
- Sought After Area





2 | 2 | 4 | Off Road Parking, EV Charging (private)

Excellent detached family home situated as ever popular residential location. Having been improved and modernised over recent ly years to include a substantial conservatory extension to the rear as well as solar PV panels with battery storage plus general u pkeep this family home provides versatile accommodation ideal for the family purchaser with the former garage having been converted to create an additional reception room. Comprising of p orch, hall, lounge, conservatory, kitchen, utility, dining room, cinema room/study, and to the first floor four double bedrooms main ensuite. Complete with gas central heating system, uPVC double glazing and a good standard of presentation this is a well-positioned home is perfect for a range of buyers with early inspection invited and appointments available through the office of JH Homes.

Accessed by way of a modern composite door with the feature double glazed pane and matching side window opening to:

PORCH
Tiling to floor, coat hooks and wall light point. Door with glazed inserts and side window opening to:

ENTRANCE HALL
Radiator, tiled floor, stairs to first floor and doors to cinema room/study, dining room, kitchen, and lounge as well as the ground floor WC.

WC
Fitted with a WC and wash hand basin. Radiator, tiled floor and uPVC double glazed window.

DINING ROOM
10' 1" x 8' 7" (3.07m x 2.62m)
Double glazed bay window, radiator and tiling to floor.

RECEPTION ROOM
13' 8" x 7' 9" (4.17m x 2.36m)
Currently used as TV cinema room and office with projector screen, projector and surround sound speakers, mirror fronted wardrobe storage to one wall and double glazed bifold doors to front. Woodgrain laminate flooring and battery pack for the solar energy system.

LOUNGE
14' 0" x 11' 6" (4.27m x 3.51m)
Free-standing, feature fireplace with provision above for TV, radiator, woodgrain flooring and bay window to the rear with French doors opening to conservatory.

CONSERVATORY
11' 1" x 21' 6" (3.38m x 6.55m)
Full width of the house with aluminium framed construction, clear glass sides and roof with sliding doors opening to the rear garden, stainless-steel sink and tiling to floor including floor drain.

KITCHEN/BREAKFAST ROOM
13' 5" x 10' 4" (4.09m x 3.15m)
Fitted with an attractive modern range of base, wall and drawer units with light quartz work surface over incorporating ceramic sink with boiling water tap and matching up stands. Integrated Siemens multifunction double oven & microwave, Siemens induction hob with downdraught filter fan and freestanding fridge/freezer. Inset lights to ceiling, tall column modern radiator, breakfast bar area, bifold window looking to conservatory and open archway to utility room.

UTILITY ROOM
Three storage cupboards with space below for washing machine, dryer and dishwasher and double-glazed door opens to side.

FIRST FLOOR LANDING
UPVC double glazed window, radiator, woodgrain laminate flooring, access to bedrooms, bathroom and loft. Door to airing cupboard housing the pressurised hot water storage tank.

MASTER BEDROOM

12' 11" x 8' 8" (3.94m x 2.64m)

Double room with fitted wardrobes to one side upon entering, door to ensuite shower room and arch open to the main bedroom area. Further fitted furniture includes additional wardrobes, bedside units, drawer unit and dressing table with high-level bridging units and TV bracket to the wall. UPVC double glazed bay window, radiator and wood grain flooring.

ENSUITE

Three piece suite comprising of walk-in shower with a multi jet shower system and additional Flexi spray, corner wash hand basin and low level dual flush WC. Electric shaver point, extractor fan, uPVC double glazed window, tiling to floor and panelling to walls.

BEDROOM

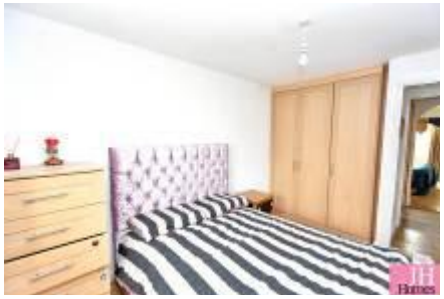
10' 11" x 8' 3" (3.33m x 2.51m)

Double room with fitted wardrobes to one wall, woodgrain laminate flooring and uPVC double glazed window with a pleasant aspect towards the railway banking with glimpses of the countryside beyond.



















BATHROOM

Fitted with a modern three-piece suite in white comprising of bath with mixer tap, WC and wash hand basin set on a vanity unit with storage under and electric mirror over with shaver point. UPVC double glazed window with pattern glass pane, chrome feature column radiator and marble effect panelling to walls and floor.

BEDROOM

11' 0" x 8' 6" (3.35m x 2.59m)

Double room with built-in bedroom furniture incorporating bridging units and bedside drawers. Light grey laminate flooring, radiator and uPVC double glazed window with an aspect towards the railway banking and glimpses of the countryside beyond.

BEDROOM

7' 6" x 10' 5" (2.29m x 3.18m)

Radiator, uPVC double glazed window with blind and wood grain laminate flooring.

EXTERIOR

To the front of the property is the drive offering ample parking with electric EV charging point and pathway to side. The rear garden has been designed for easy abuse with artificial grass flagged patio built in barbecue and offers an excellent outdoor seating space complement in this excellent home.



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.

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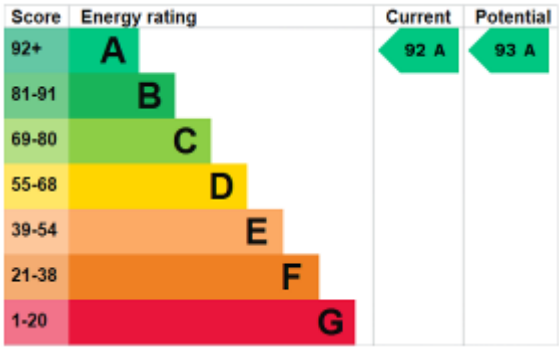
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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: E
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric and 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 taking a right hand turn into Monument Way proceed with the green on your left and the property is adjacent to the second cul-de-sac on the right. The property can be found by using the following ''What Three Words'https://w3w.co/cemented.imprinted.thunder



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.