

FREEHOLD



28 KENNEDY PLACE, DALTONGATE, ULVERSTON, LA12 7FX

£725,000

FEATURES

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| Superior Detached Family Home | Five Bedrooms - Two With Ensuites |
| Prestigious Residential Location | Fabulous Master Suite |
| Good Access To Town, Schools & Amenities | Stylish Landscaped Garden & Excellent Parking |
| Well- Presented Interior With Light, Neutral Decor | Superb Double Garage With Utility space |
| Lovely Fitted Kitchen Diner | Stunning Home In Superb Location |



Double
Garage,
Off Road
Parking



Beautiful, detached family home situated in this prestigious and desirable location set to the edge of Ulverston and yet within walking distance of the town centre and amenities, as well as the nearby Marks & Spencer and Aldi stores. Representing a beautiful family home on an attractive plot with excellent parking and detached double garage. Stylish and well-presented accommodation spread over three floors with the top floor offering a fabulous master suite with suite bathroom. Comprising of hall, WC, lounge, L-shaped kitchen/diner, den/snug to ground floor with four bedrooms, master suite, Jack and Jill ensuite and family bathroom to the upper floors. Offering an excellent opportunity in a most desirable location perfect for the family buyer with mature established gardens an excellent standard of presentation and flowing family accommodation. All in all this is a beautiful home with early viewing invited and recommended.

Accessed through a modern composite door with double glazed upper panes and canopy porch over, opening to:

ENTRANCE HALL

Light, woodgrain effect flooring, radiator and stairs leading to first floor. Wooden internal doors to lounge, WC and kitchen/diner.

WC

Comprising of corner mounted wash hand basin with tiled splash back and WC. Radiator and Light, woodgrain effect flooring.

LOUNGE

11' 3" x 16' 8" (3.43m x 5.08m)

Rectangular bay window with fitted plantation style shutters offering lovely aspect to front.

KITCHEN/DINER

17' 0" x 9' 6" (5.18m x 2.9m)

Fitted with a stylish range of cream-shaded base, wall and drawer units with quartz worktop over incorporating inset sink and drainer with mixer tap and matching upstands. Integrated

dishwasher, AEG induction hob and cooker hood, built-in double oven and wine fridge, plus space for a freestanding fridge freezer. Radiator with decorative cover, double-glazed window and PVC French doors opening onto the garden. Wall mounted Logic boiler for the hot water and heating system. 'L'-shaped room with spacious dining area, attractive tiled flooring and two ceiling light points. Open access to the "Den".

DEN/SNUG

9' 9" x 10' 9" (2.97m x 3.28m)

Double-glazed rectangular bay window featuring plantation-style shutters and offering an attractive front outlook. Radiator and herringbone-style wood-effect flooring.

FIRST FLOOR LANDING

Radiator and two useful built-in storage cupboards with hanging rails provide practical touches. Wood doors leading to bedrooms, bathroom and door to stairs to the top-floor master suite.

BEDROOM

9' 11" x 11' 3" (3.02m x 3.43m)

Good-sized double room to the rear of the property, featuring double-glazed sash window with blind overlooking the rear garden and neighbouring properties beyond. Bilt-in wardrobe with hanging rails provide useful storage and door leading to the Jack and Jill en-suite.

SHOWER ROOM

6' 6" x 7' 4" (1.98m x 2.24m)

The ensuite is fitted with a three-piece suite in white comprising a glazed shower cubicle, a pedestal wash basin with mixer tap and a WC. There is full tiling to the walls, a wood grain effect flooring, inset lights to the ceiling an extractor fan, a double-glazed window and door to bedroom two.

BEDROOM

10' 0" x 14' 3" (3.05m x 4.34m)

Double room with double-glazed sash window and blind offering a pleasant outlook down to the rear garden and neighbouring properties beyond.

BEDROOM

8' 11" x 9' 6" (2.72m x 2.9m)

Single room with double glazed sash window and plantation style shutters, radiator and display shelving.

BEDROOM

8' 9" x 9' 5" (2.67m x 2.87m)

Further excellent room with double-glazed window with plantation style shutter offering a lovely aspect to the front and radiator.

BATHROOM

8' 10" x 6' 2" (2.69m x 1.88m)

Fitted with a three-piece suite comprising a panel bath with side mounted mixer tap, WC and pedestal wash basin with mixer tap. There is full tiling to the walls, a tile effect vinyl flooring and a double glaze pattern glass window, inset lights to the ceiling and an extractor fan to the wall.

SECOND FLOOR LANDING

Opening directly into:

MASTER BEDROOM

23' 5" x 17' 3" (7.14m x 5.26m)

Spacious and impressive room with a vast amount of space, two double glazed roof lights and two dormer windows both with plantation shutters offering a lovely aspect. Two radiators and doors to ensuite bathroom and walk-in wardrobe. The wardrobe has shelves and hanging rails as well as







coat hooks and a double-glazed roof light.

ENSUITE

Fitted with a four-piece suite in white comprising of panelled bath with mixer tap, WC with bush button flush, pedestal wash hand basin with mixer tap and glazed cubicle with fixed rain head and flexi spray shower. Extractor fan, inset lights to ceiling, chrome ladder style towel radiator, tile effect vinyl floor flooring and tiling to the splashbacks.

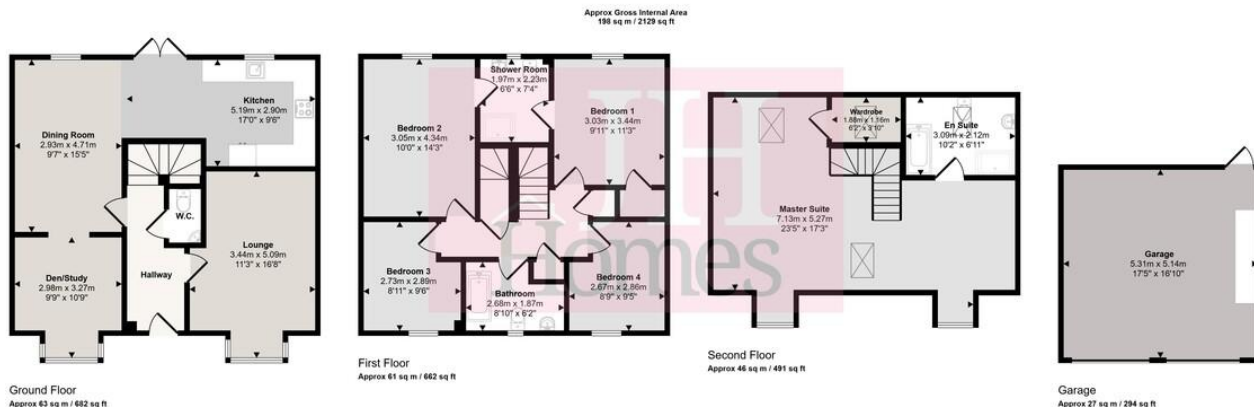
EXTERIOR

Set within a small exclusive cul-de-sac the property has a brick set driveway offering ample parking and = flagged path leading to the front door. Attractive, well stocked and mature front garden area with lawn to front, box hedging and other tree shrubs and bushes. Gated access to the side of the property leading to the rear garden. The rear garden is attractive and well presented with flagged patio, gravel and stepping stone path sweeping to a corner gravel patio area. There are areas of shaped lawn, mature shrubs and bushes and bark mulch covered borders. Pedestrian door to the rear opens to the garage.

GARAGE

Twin up and over doors with utility area to the side offering work surface, plumbing for washing machine and space for dryer. Electric light and power.





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. Some 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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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected

DIRECTIONS:

Leaving the office of JH Homes, proceed up the cobbled market street up to Market Cross Statue. Crossing the road between the Farmers Arms & Oxfam onto Daltongate. Continue towards the end of Daltongate and just before the traffic lights turn right into Stonecross through the stone pillars. Turning right onto Kennedy Place, proceed along the road where our property can be found to the right-hand side in the bottom left corner of the cul de sac. The property can be found by using the following "What Three Words" <https://w3w.co/subtitle.bonds.sourced>

Score	Energy rating	Current	Potential
92+	A	85 B	92 A
81-91	B		
69-80	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.

