

FREEHOLD



44 BIGLAND DRIVE, ULVERSTON, LA12 9PD

£270,000

FEATURES

Lovely Detached Bungalow

Level Plot With Off-Road
Parking & Garage

Well Presented Throughout
Hall & Lounge with Dining
Area

Kitchen & Breakfast
Room/Study

Two Good Double
Bedrooms

Modern Shower Room

Attractive Gardens To
Front & Rear

Perfect For A range of
Buyers, inc Retired
Buyers

No Upper Chain & Early
Viewing Recommended



1



2



2



Garage,
Off Road
Parking



A lovely, detached bungalow situated on the popular Croftlands development, occupying a generous level plot with driveway parking and a garage. This most comfortable detached bungalow offers a superb opportunity in a popular convenient location close to bus routes and nearby shops. The property is offered with vacant possession having no upper chain and is presented to a high standard and yet offers great potential for onward modernisation if required. The accommodation comprises of an open porch, entrance hall, lounge with dining area, kitchen, study/breakfast room, two double bedrooms and modern shower room. There are attractive gardens enclosed to the rear with lovely sunny aspects, good driveway parking and a single garage. In all an excellent opportunity to acquire a lovely bungalow suitable for a range of buyers including retirement buyers. Early viewing is invited through the office of JH Homes.

Accessed through an open fronted shelter porch, and a modern composite double-glazed door with matching side windows. Opening into:

ENTRANCE HALL

Inviting space with a double radiator, built in cloak cupboard and access point to the loft. The loft has a drop-down ladder and is partially boarded for storage.

LOUNGE/DINER

13' 1" x 20' 6" (3.99m x 6.25m) max

Lovely L-shaped room with a uPVC double glazed window and blind to the front, wall mounted gas fire, light neutral decor and open access to the side of the room to the dining area. This has a further uPVC double glazed window with blind and a continuation of the light neutral decor. Complete

with a radiator servicing both rooms and a glazed multi paned door to the hall.

KITCHEN

8' 2" x 10' 3" (2.49m x 3.12m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half ceramic bowl sink unit with drainer, mixer tap and splash back tiling. Gas hob with cooker hood above, low-level oven, recess and plumbing for a washing machine and a built-in fridge, again with matching decor panel. UPVC double glazed door and window are to the side, plus tiling to the floor and a multi paned glazed door opening to:

BREAKFAST ROOM/STUDY

6' 9" x 10' 4" (2.06m x 3.15m)

Versatile room with a uPVC double glazed window to the side, a radiator and light neutral decor.

BEDROOM

14' 7" x 10' 2" (4.44m x 3.1m)

Lovely double bedroom with a uPVC double glazed window to the rear with fitted blind, offering a lovely aspect of the rear garden. Spacious with light neutral décor and a radiator.

BEDROOM

9' 5" x 9' 11" (2.87m x 3.02m)

Further double bedroom with light decor, radiator and a uPVC double glazed window with blind offering a lovely aspect to the garden.

SHOWER ROOM

Spacious modern shower room with a three-piece suite comprising of a wash hand basin sat into a vanity unit with mixer tap and mirror fronted cabinet above, WC with pushbutton flush and a

glazed sliding door shower cubicle with thermostatic shower, fixed rain head and flexi-track spray. Full tiling to the walls, panelling to the ceiling, tiling to the floor and a shelved cupboard to the side of the shower.

EXTERIOR

To the front of the property, a hard landscaped garden with mature central border and a drive to the side, offering parking and access to the garage. To the side there is a flagged and gravelled garden area with shrubs and bushes, plus a pathway leading round to the rear. The rear garden is well-presented with a lower flagged patio and point for a central clothes dryer, and access to a further patio to the rear of the garage. In addition, there is stepped access to an upper patio, and grassed garden area with Laurel hedge and borders to the perimeter. The garden has sunny aspects and is a great compliment to this lovely bungalow.

GARAGE

Excellent single garage with up and over door, PVC side door and window opening to the rear garden.



Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

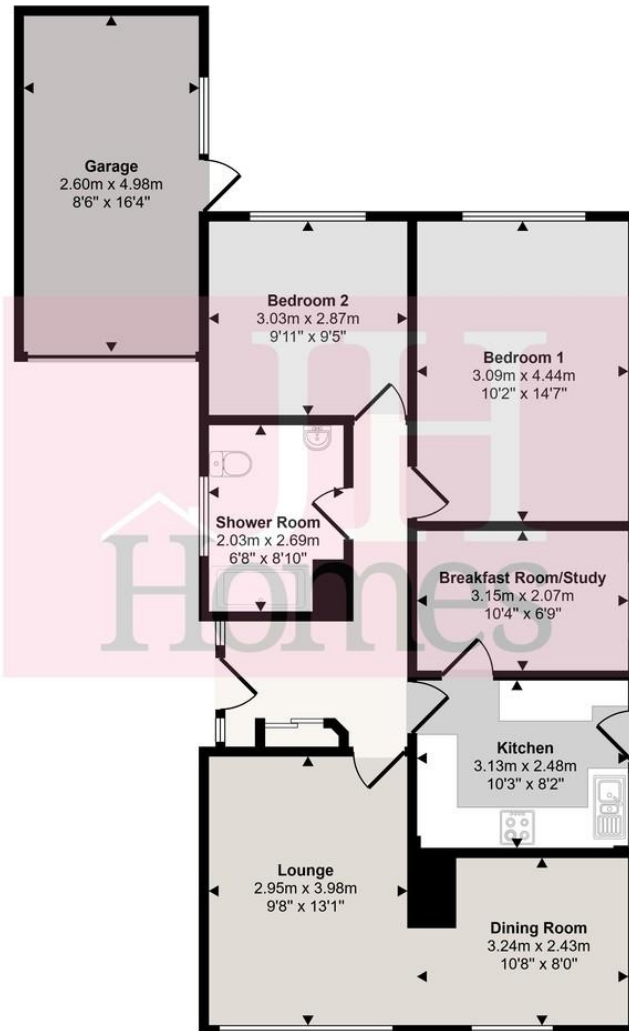
From the Office of JH Homes, proceed up the cobbled Market Street and turn left onto Queen Street. At the end of Queen Street at the traffic lights, continue straight across onto Prince Street and past Victoria High School, dropping through the dip and continuing onto Mountbarrow Road. Take the third left turn into Mountbarrow Way and then left again onto Bigland Drive.

The property can also be found by using the

What3Words reference

<https://w3w.co/nights.branch.buildings>

Approx Gross Internal Area
88 sq m / 943 sq ft



Floorplan

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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.

