

FREEHOLD



11 BRADDYLL TERRACE, ULVERSTON, LA12 0DH

£495,000

FEATURES

- Beautiful Period Town House
- Popular Location Close To Town Amenities
- Very Well Presented Throughout
- Perfect Family Sized Home
- Five Excellent Bedrooms
- Bathroom & Shower Room
- Lounge, Sitting Room, Lovely Kitchen/Dining Room
- Cellar & Utility. Gas CH System & UPVC DG
- Lovely Front & Rear garden Areas
- Stunning Home In A most Convenient Location



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  On Road Parking



Truly fabulous traditional Victorian townhouse set in this convenient location towards the head of a cul-de-sac, offering convenient access to the town centre and amenities including local schools. The property is beautifully presented throughout and retains many original features of the period of construction, and represents a beautifully appointed home offering stylishly presented with accommodation briefly comprising of a vestibule, hall, lounge, sitting room, shower room and WC, a fabulous dining kitchen, utility room and a cellar. Over the upper two floors are five excellent bedrooms and the family bathroom. The property has a gas fired central heating system, double glazing and lovely decor throughout. In all superb family home in a fabulous position with early internal viewing highly recommended to appreciate the character, space and comfort this lovely home has to offer.

Accessed via a lovely pathway to the side of the garden with an open canopy porch providing shelter to the substantial solid front door. Opening into:

VESTIBULE

With original Victorian tiling to the floor which continues throughout the hall, attractive decor with Lincrusta style lower panelling, which again continues through into the main hall, and a traditional stripped pine door with pattern glass upper panes opens to:

ENTRANCE HALL

Beautiful spacious hall with attractive character, from the original Victorian tiled floor, to the coved ceiling and arch with Britannia mouldings. The magnificent staircase has a wooden newel post, handrail and spindles, making a superb feature. There are stripped wood traditional internal doors giving access to the lounge and sitting room, plus open access to the rear hall.

LOUNGE

16' 4" x 13' 4" (4.98m x 4.06m) max

Beautifully presented and spacious room with a fabulous bay window with window seat to the front, uPVC double glazed sash windows offering a lovely aspect to the front garden and classic original coving to the ceiling with picture rail. Complete with a stripped wood floor, magnificent central fireplace with a polished black granite style fireplace and hearth, and a reproduction style inset with living coal effect fire. Double radiator, decorative architrave and deep skirting boards, overall offering a lovely family room.

SITTING ROOM

13' 10" x 11' 2" (4.22m x 3.4m)

Well-presented room to the rear of the property with stripped wood flooring and a further central fireplace feature with black fire surround, slate hearth and a stove, making an excellent feature. Traditional coving to the ceiling, picture rail, attractive light neutral decor with feature paper chimney breast and alcove, double radiator and a uPVC double glazed window looking down to the rear yard and garden.

HALL

Oak engineered flooring, traditional stripped pine door with latch handle to the cellar and further feature stripped wood door with leaded and pattern glass panes opens to the kitchen. Further feature pattern glass door to:

SHOWER ROOM

Fitted with a three-piece suite comprising of a wash hand basin set onto vanity unit with cupboard under, mixer tap with a mirror above, quadrant shower cubicle with tiled surround and a WC with pushbutton flush. UPVC double glazed pattern glass window, ladder style towel radiator and slate effect tiled floor. An excellent ground floor facility.

DINING ROOM

12' 6" x 9' 9" (3.81m x 2.97m)

Spacious area with ample space for a family table with attractive decor in light blue with a contrasting darker shade, panel effect walls below a dado rail creating a stylish room. Oak engineered flooring, uPVC double glazed window to the side, ample space for a family sized dining table and a ceiling light point. The central island divides the dining area from the kitchen.

KITCHEN

19' 7" x 10' 2" (5.97m x 3.1m)

Beautifully presented kitchen fitted with a range of base, wall and drawer units with composite worktop over incorporating inset stainless steel bowl and a half sink unit with grooved drainer, mixer tap and splash back tiling. Built-in dishwasher with decor panel, range cooker with stainless steel splashback and cooker hood above, space for a fridge freezer, tiled slate floor, double radiator, two uPVC double glazed windows and two Velux double glazed roof lights. PVC double glazed door opening to the rear yard and garden, with a traditional stripped wood door to the utility room. Overall, the kitchen/diner is a fabulous open plan room perfect for family life and entertaining.

UTILITY ROOM

4' 5" x 6' 4" (1.35m x 1.93m)

Fitted with matching units and worksurface from the kitchen, with a single drainer bowl and half sink unit with mixer tap. UPVC double glazed window, recess and plumbing for a washing machine, space for a dryer, tiled slate floor and wall mounted Baxi boiler for the heating and hot water systems.

CELLAR

13' 10" x 16' 5" (4.22m x 5m) max

Accessed from the inner the hall with traditional steps and coat hooks to one side. The cellar has a flagged floor, electric light and power points and a window, offering an excellent workshop/storage space.

FIRST FLOOR LANDING

From the entrance hall, the stairs lead the first floor with beautiful, stripped wood newel post, handrail and spindles, which sweep and return to the top floor. At the three-quarter landing there are three steps to the rear landing and a further four steps to the main landing area which gives access to the master bedroom and bedroom two.

MASTER BEDROOM

13' 1" x 18' 1" (3.99m x 5.51m)

Situated to the front of the property, a beautifully appointed and spacious master room with attractive classic décor and twin uPVC double glazed windows, offering a lovely aspect down to the front garden and tree line beyond. There is a radiator, painted stripped wood floor and traditional coving to the ceiling.

BEDROOM

13' 9" x 11' 3" (4.19m x 3.43m)

Lovely room to the rear of the property, having light attractive decor including a feature papered chimney breast wall and alcove. Wash hand basin set on a washstand with cupboards under, black mixer tap and tiled splash back. Plus a radiator and a uPVC double glazed window to the rear that looks down to the rear yard and garden area.

BEDROOM

9' 9" x 10' 2" (2.97m x 3.1m)

Great room comfortably presented and used as a home office, but offers ample space to create a further double bedroom if required. It has attractive classic décor, a uPVC double glazed window and a radiator.

BATHROOM

Well-appointed modern bathroom fitted with a three-piece suite in white comprising of a P-shaped shower bath with central mixer tap, over bath thermostatic shower and a curved glazed shower screen. Washstand with drawers and a white sink unit with mixer tap above, mirror with shaver point and a light, plus WC with push button flush and a chrome ladder style towel radiator. Tile effect finish to the floor, two uPVC double glazed pattern glass windows and a fabulous traditional wood door with leaded pattern glass upper panes.





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SECOND FLOOR LANDING

From the first floor landing the stairs continue, returning with a half landing with a Velux double glazed roof light. The upper landing has an access point to the loft and stripped wood doors to the two remaining bedrooms.

BEDROOM

12' 10" x 17' 1" (3.91m x 5.21m)

Further spacious and well-appointed double room to the top of the house with exposed beam, light attractive décor and a radiator. Set of uPVC double glazed tilt and turn opening windows to the front of the property, looking down to the front garden and tree line beyond.

BEDROOM

13' 11" x 10' 0" (4.24m x 3.05m)

Spacious with attractive light decor, feature panel effect paper to one wall, double glazed roof light, wash hand basin set onto a unit with a grey wood grain effect finish, plus doors to the storage under and a tile surround. Complete with a feature exposed beam and double radiator, offering a comfortable double room.

EXTERIOR

To the front of the property there is a pedestrian gate to a concrete printed path, which leads the side of the garden into the front door. There is a lawn with mature borders to either side, stocked with a variety of shrubs and bushes and a lower patio area in front of the bay window to the lounge, offering a lovely seating space. To the rear of the property there is a most attractive, well-appointed yard and garden area that is a further lovely feature of the property. The lower section has a raised deck making an excellent seating platform, perfect for outdoor entertaining with a border area to the side and gravel path with stepping stones to the door leading into the rear service lane. There is a flagged yard area, again offering a lovely seating space, leading to an area with bin storage and a barbecue space etc, in all fabulous outside area complimenting this beautiful family home.



Approx Gross Internal Area
216 sq m / 2321 sq ft



Denotes head height below 1.5m

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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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From the Coronation Hall, proceed across onto Victoria Road, pass under the Bridge and you will see the Devonshire Public House on your right. Turn right after the pub into Braddyll Terrace and the property is towards the top of the road. It can also be found by using the following What3Words reference <https://w3w.co/foot.vocab.achieving>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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.

