

FREEHOLD



3 WHITE GHYLL CLOSE, BARDSEA, ULVERSTON, LA12 9QW

£575,000

FEATURES

Very Spacious Detached
Family Home

Lovely Cul-de-Sac Location

Porch, Hall, Lounge &
Kitchen Diner

Utility & WC & Double
Integral Garage

Five/Six Bedrooms,
Bathroom & One With
Ensuite

Attractive Well
Presented Gardens

Sheltered Veranda &
Patio With Pizza Oven

Gas CH System & UPVC
Double Glazing

Popular Village Close
To Bay & Birkrigg
Common

Lovely Spacious Home
In Popular Village



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6



Double
Garage,
Off Road
Parking



We are pleased to bring to the market this substantial detached family home situated in a lovely position to the head of a small cul-de-sac in the popular village of Bardsea. Having been in careful family ownership for many years and offers a well-proportioned home that will not disappoint. Comprising of entrance porch, hall, lounge, open-plan kitchen dining room, rear hall, WC, utility and access to the integral double garage to the ground floor with four double bedrooms, master with an ensuite, family bathroom and two further bedrooms over two upper floors. Set on an attractive plot with well-presented gardens particularly to the rear which has sunny aspects and is a lovely benefit to the property. The village itself has popular pub is the home of the Ulverston golf course and offers excellent access to Morecambe Bay and Birkrigg common. In all superb home perfect range of buyers but particularly suited to the family purchaser with early viewing invited and recommended.

PORCH

Tiled floor and coat hooks, meter cupboard and wooden door with pattern glass side window opening into:

ENTRANCE HALL

Lightwood grain laminate flooring, radiator and stairs to side leading to the first floor. Modern wooden doors to understairs storage, kitchen and lounge and borrowed light window to side.

LOUNGE

12' 0" x 20' 1" (3.66m x 6.12m)
UPVC double glazed window to front looking towards the garden on the side towards the driveway, central fireplace with slate surround and hearth with wooden mantel and recessed stove. Ceiling spotlight track, two wall light points and two radiators. Door to dining room.

KITCHEN

10' 11" x 12' 6" (3.33m x 3.81m)
Fitted with an attractive range of modern base, wall and drawer units with granite effect work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and microwave, dishwasher and gas hob set into the island with a floating extracting cooker

hood over. Space for an American style fridge freezer, inset lights to ceiling and pelmet lights. UPVC double glazed window offering a lovely aspect to the rear garden, modern column radiator and door to rear porch and utility area.

DINING ROOM

10' 8" x 16' 4" (3.25m x 4.98m)
Set of PVC double glazed bi-fold doors opening to a lovely decked and covered veranda, wood grain laminate floor and connecting door to lounge.

REAR HALL

PVC double glazed door to garden, tiled floor and doors to utility, garage and WC.

WC

Two piece suite comprising of WC, wash hand basin, uPVC double glazed window and tiled floor.

UTILITY ROOM

7' 10" x 8' 11" (2.39m x 2.72m)
Fitted with further units matching the kitchen with recess and plumbing for washing machine and space for dryer. Wall mounted Baxi boiler for the heating and hot water systems, uPVC double glazed pattern glass window and tiling to floor.

DOUBLE GARAGE

18' 1" x 15' 1" (5.51m x 4.6m)
Roller door, uPVC double glazed window to side, electric meters, electric light and power.

FIRST FLOOR LANDING

Radiator, storage cupboard and access to bedrooms and bathroom and stairs to second floor.

MASTER BEDROOM

13' 10" x 15' 5" (4.22m x 4.7m)
Double room to the front of the property with a comprehensive range of fitted furniture comprising of wardrobes, drawers with bedside units and displays as well as bridging unit and matching dresser drawer unit. Radiator, uPVC double glazed window and door to ensuite.

ENSUITE

9' 3" x 8' 11" (2.82m x 2.72m)
Four-piece suite in white comprising of oval bath with tiled surround and panels with mixer tap, wall hung wash basin, WC and quadrant shower cubicle with fixed rain head and flexi spray fitting. Inset lights to ceiling, splash back tiling, uPVC double glazed window with blind and tiling to the floor with underfloor heating.

BEDROOM

8' 11" x 13' 4" (2.72m x 4.06m)

Double room situated to the rear of the property with uPVC double glazed window offering a pleasant aspect down to the garden and neighbouring properties beyond. Full length mirrored wardrobe to one wall and radiator.

BEDROOM

11' 11" x 15' 11" (3.63m x 4.85m)

Double room to the front of the property with the light wood grain laminate flooring, radiator and uPVC window with a pleasant view towards the village and Church spire.

BEDROOM

11' 0" x 13' 0" (3.35m x 3.96m)

Double room with wood grain laminate flooring, radiator and uPVC double glazed window to the rear offering a lovely aspect down to the garden and over neighbouring properties beyond.

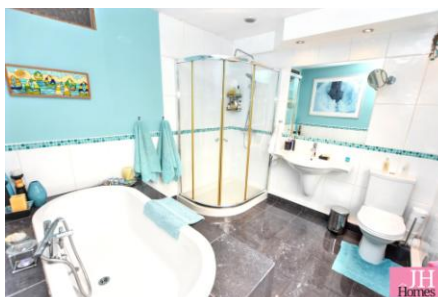
BATHROOM

6' 11" x 8' 11" (2.11m x 2.72m)

Fitted with a three-piece suite in white comprising of paneled bath with glazed shower screen and shower over, and fitted bathroom furniture unit with a woodgrain finish and high gloss surfacing with a WC and concealed cistern, wash hand basin with mixer tap, cupboards mirror and storage. With tiling to the floor with electric underfloor heating and full tiling to the walls and useful shelved airing cupboard, an electric shaver point and chrome ladder style towel radiator.

STAIRS AND LANDING

From the first-floor landing there is a stair staircase to the top floor. The top floor has landing area with







Velux roof light and a door to eaves storage space.

BEDROOM

11' 8" x 15' 1" (3.56m x 4.6m)

A good double room which has a PVC double glazed window to the gable, exposed beams and recess displays with reducing head height to the sides and a gas wall heater.

BEDROOM

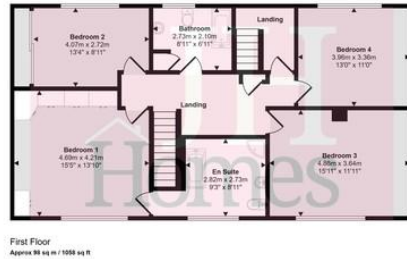
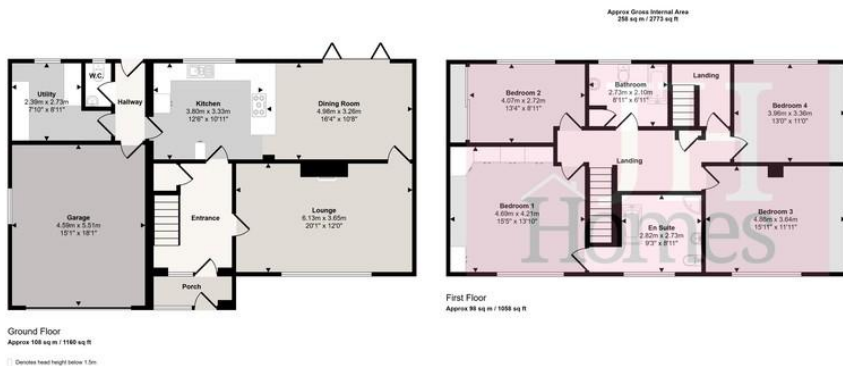
12' 6" x 16' 8" (3.81m x 5.08m)

A versatile room ideal as a playroom and hobby room but would offer a further bedroom if needed with storage space in the eaves concealed behind a detachable bookcase. It has a PVC double glaze window to the gable offering your fabulous view towards Morecambe Bay beyond the village and has a Velux roof light. With reduce head height to the sides exposed beams and a gas wall heater.

EXTERIOR

To the front of the property is a drive offering parking and access to the integral double garage. There is a pleasant front border garden area with mature shrubs and bushes and gated access to either side to the rear garden area. The rear garden is a particular feature of this lovely home with a high wall creating excellent shelter to the rear boundary. There are two areas of lawn, a mature well-stocked border with an apple and fig tree, pond and barbecue and patio area with built-in pizza oven which is an excellent feature to the garden. The flagged paths extended to the side which has a further patio area offering pleasant seating space with grated access to the front. There are wooden steps to a lovely covered decked Veranda offering a delightful seating space with connecting to the dining room. At the top and side there is a useful metal garden storage shed and general storage





This document 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 misstatement. Some of items such as bathroom suites are representative only and may not look like the real items. Made with Maple Property 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:

From our office proceed along the coastal route on the A5087 for approximately a couple of miles. Turn right signposted for Ulverston Golf club and Bardsea Village, continue through village then take a right onto White Gill Lane then take a left turn onto Orchard Road. Take the next left onto White Ghyll Close where the property can be found on the left hand side. The property can be found by using the following "What Three Words" <https://w3w.co/slams.workloads.burden>

EPC TO FOLLOW



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.