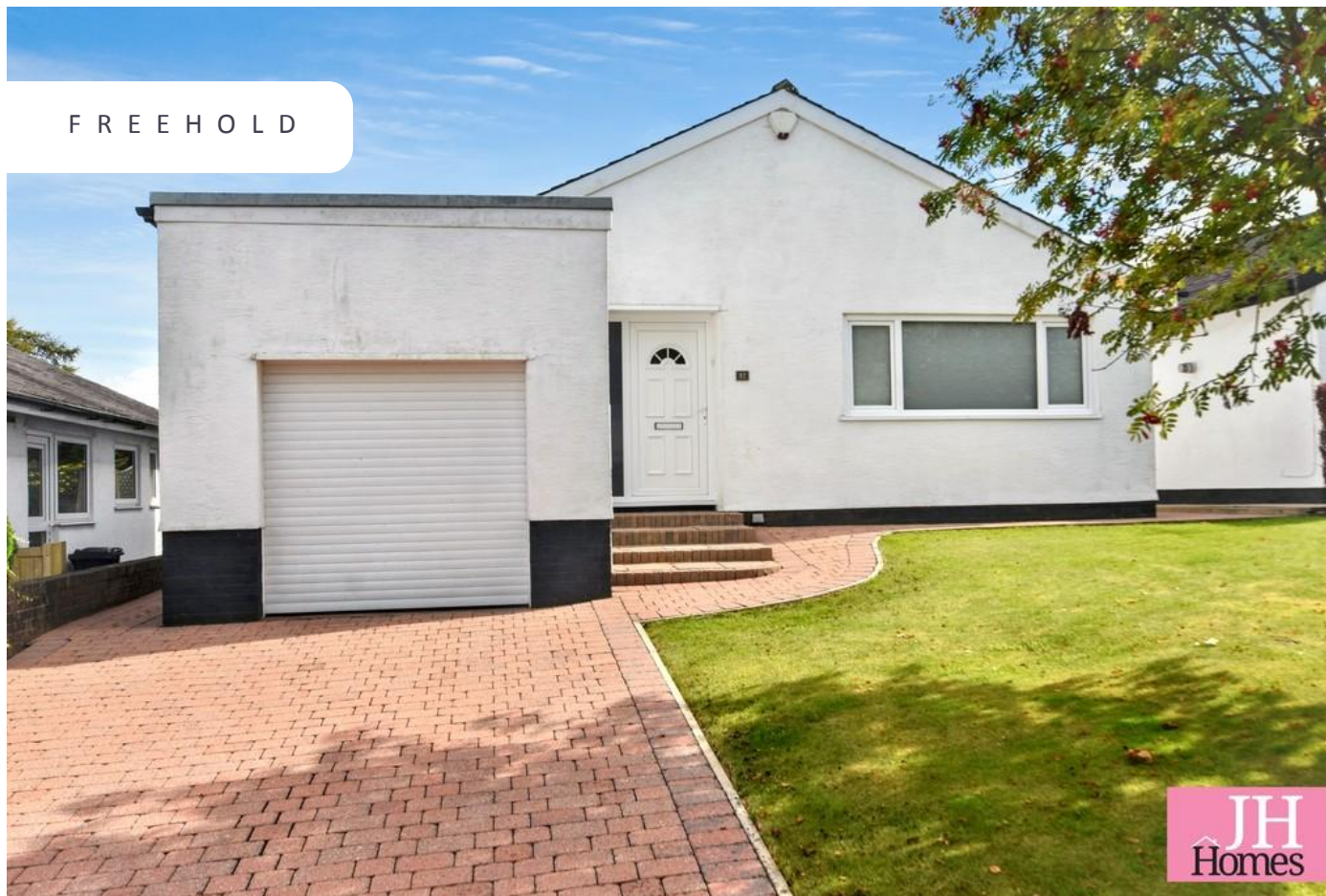


FREEHOLD



12 HALLFIELD,
ULVERSTON,
LA12 9TA

£375,000

FEATURES

Superb Detached
Bungalow

Quiet Cul-De-Sac Location

Suitable For A Variety Of
Buyers

Gas CH System & UPVC DG

Hallway & Lounge/Dining
Room

Stunning
Kitchen/Breakfast Room

Three Double Bedrooms

Shower Room &
Seperate WC

Driveway & Attached
Garage

Lovely Gardens With
Early Inspection Advised



1



2



3



Garage



Rare opportunity to acquire a charming, detached bungalow, ideally positioned within a quiet cul-de-sac and offering spacious, well-proportioned accommodation together with attractive gardens, an attached garage and off-road parking. Particularly well suited to those seeking the convenience of single-storey living, while equally offering an excellent layout for families. Comprising of entrance hall, lounge, kitchen/breakfast with direct access to the rear garden, three well-proportioned double bedrooms, modern shower room and separate WC. Externally, the property enjoys attractive lawned gardens to the front, while the rear has been thoughtfully landscaped to provide a low-maintenance and private outdoor retreat, incorporating a paved patio and areas of planting. The garden offers a peaceful and versatile setting, ideal for relaxing or entertaining during the warmer months. Complete with attached garage, off-road parking, gas-fired central heating system and uPVC double glazing. Overall, this is an excellent opportunity to acquire a spacious and versatile detached bungalow in a desirable cul-de-sac setting, offering comfortable single-storey living, generous accommodation and attractive, manageable outdoor space. Early viewing is highly recommended to fully appreciate what this appealing home has to offer.

Accessed through a PVC door with glazed inserts into:

ENTRANCE HALLWAY

Double doors to kitchen and door to:

LOUNGE

14' 2" x 15' 5" (4.32m x 4.7m) widest points

Closed coal effect living flame gas fire with brass trim and stone effect surround, wooden flooring, radiator and uPVC double glazed window to front and door to rear hallway.

KITCHEN/BREAKFAST ROOM

9' 8" x 19' 5" (2.95m x 5.92m)

Fitted with an extensive range of attractive cream Shaker-style base, wall and drawer units with contrasting black work surface over incorporating stainless steel sink and drainer with mixer tap and matching splash backs. Integrated appliances

include eye level Bosch double oven and gas hob with cooker hood over and integrated dishwasher. Ceramic tiling to walls, multi-coloured slate-effect tiled flooring, recessed ceiling spot lights and radiator. wo uPVC double glazed windows to side and rear and PVC external door to outside. Door to:

REAR HALL

Storage cupboard and doors to all bedrooms, shower room and WC.

BEDROOM

12' 10" x 9' 9" (3.91m x 2.97m) widest points

Double room with radiator and uPVC double glazed window to rear.

BEDROOM

13' 5" x 8' 7" (4.09m x 2.62m)

UPVC double glazed sliding patio door with matching side panel to rear garden and radiator.

BEDROOM

8' 6" x 9' 8" (2.59m x 2.95m)

Single room with radiator and uPVC double glazed window to side.

WC

Fitted with a two piece suite comprising of wash hand basin and WC. UPVC double glazed window.

SHOWER ROOM

Fitted with a modern, white suite comprising of pedestal wash hand basin with chrome mixer tap, low-level WC and generous corner shower enclosure with glazed sliding doors. Ceramic wall tiling, neutral-toned tiled flooring, heated towel rail and uPVC double glazed window to side.



GARAGE

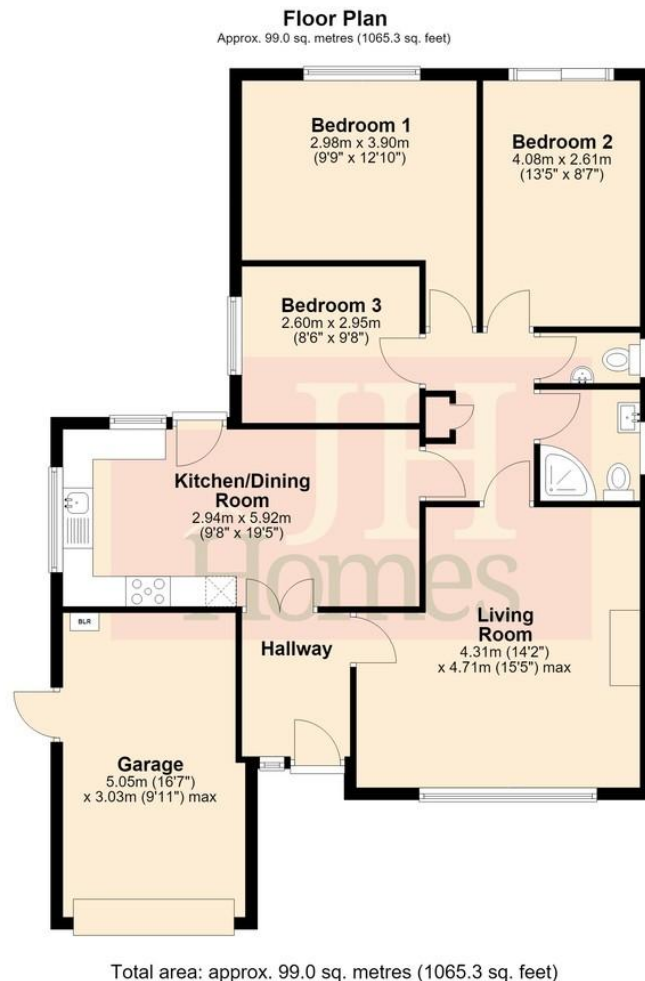
16' 7" x 9' 11" (5.05m x 3.02m) widest point

Electric roller door, light and power. Housing the wall mounted combination boiler for the hot water and heating system and external door to side.

EXTERIOR

Occupying an attractive plot with generous lawned front garden, bordered by established planting and mature trees, creating a pleasant and well-screened setting. Paved driveway leading to the attached garage. The rear and side gardens have been thoughtfully landscaped to provide a private and peaceful outdoor space, with extensive paved patio areas ideal for outdoor seating and entertaining. Established borders, mature shrubs, ornamental trees and areas of slate chippings create an attractive low-maintenance garden with plenty of colour and interest. The enclosed gardens offer a good degree of privacy and wrap around the property, providing a few areas to sit and enjoy the surroundings.





Call us on
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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains, gas, drainage, water and electricity.

DIRECTIONS:

From the Coronation Hall turn right at the traffic lights onto the A590/County Road and at the next set turn left into Prince's Street. Continue into Springfield Road, passed UVHS on your left and at the crossroads at the top of the hill turn right into Urswick Road. Take your first right into Hallfield and follow the road round to your right where the property can be found on your right-hand side. The property can be also found with the following "what3 words" <https://w3w.co/replayed.trail.dressy>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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.

