

FREEHOLD



40 SAIL STREET,  
ULVERSTON,  
LA12 9FJ

£450,000

#### FEATURES

Excellent Detached Home	Four Bedrooms Master with En-suite
Popular Location To The Edge Of Town	Level Landscaped Garden To Rear
Well Presented Throughout	Double Width Drive Parking
Ideal For A wide Range Of Buyers	Lovey Home With Early Viewing Invited
Lounge with Bay Window	
Fully Fitted Kitchen/Diner & Utility	



 2  1  4  Off Road Parking



An excellent detached family home situated in this popular development by Roland Homes to the edge of Ulverston. This lovely home is well presented throughout and offers as an excellent property in a pleasing location with the advantage of open farmland to rear. The accommodation comprises of entrance hall, lounge, playroom/sitting room, kitchen/diner, utility and WC, to the first floor four bedrooms, master ensuite and family bathroom. The property has a double width driveway and a pleasant, enclosed garden that has been landscaped with sunny aspects. Benefiting from all the qualities of a new build home including central heating system, double glazing and a high standard of insulation and offers an excellent home suited to a range of buyers with early viewing inviting and recommended.

This lovely family home is accessed via an open fronted shelter porch and through a black composite door with double glazed central pane and window to the side. Opening into:

#### **ENTRANCE HALL**

A most attractive space with light neutral decor and lovely Amtico wood grain effect flooring, which leads through the hall and into the kitchen/diner beyond. Stairs lead to the first floor with white newel post handrail and spindles, radiator and a door giving access to the understairs storage cupboard. Further doors open to the lounge, playroom and kitchen/diner.

#### **LOUNGE**

*18' 4" x 10' 6" (5.59m x 3.2m)*

A beautifully presented room of good proportions with light attractive decor and coving to the ceiling. Central fireplace feature with a flagged half, rustic wooden mantel shelf and concealed lights, making a lovely feature. (The freestanding stove is not included in the sale). The room has wood grain effect LVT flooring in a herringbone design and a rectangular double uPVC double glazed bay window to the front, with Venetian blinds and a radiator. In all a spacious, light and most comfortable room.

#### **SITTING/PLAY ROOM**

*12' 8" x 7' 9" (3.86m x 2.36m)*

Has been created by converting the garage and has a uPVC double glazed window to the side. Very well presented with attractive decor and built-in cupboard to the corner housing the boiler for the heating and hot water system and the metres. A versatile room suited

for many uses including a home office/TV room/fifth bedroom.

#### **KITCHEN/DINER**

*10' 7" x 20' 0" (3.23m x 6.1m)*

Fitted with a range of base, wall and drawer units, including pan drawers, with quartz worktop over incorporating inset stainless steel bowl and a half sink with grooved drainer, mixer tap and splash back tiling. The breakfast bar island has a gas hob with cooker hood above and the uPVC double glazed window in front of the sink offers a lovely aspect to the rear garden. Built-in dishwasher, fridge and freezer all with matching decor panels and a double oven and grill. Overall a great room that is extremely well presented with white decor to the walls and ceiling with numerous LED lights. The dining area is separated from the kitchen with a breakfast bar divide and has ample space for a family table, with a radiator and PVC double glazed French doors opening to the rear garden.

#### **UTILITY ROOM**

*6' 3" x 5' 1" (1.91m x 1.55m)*

A very useful area with a further range of base and wall cupboards with work surfacing, stainless steel sink unit, recess and plumbing for a washing machine and space for a dryer. Radiator, continuation of the flooring from the kitchen and a double-glazed composite door opening to the rear garden.

#### **WC**

Stylish suite with a concealed cistern to the toilet and a pedestal wash hand basin with mixer tap and tiled splashback. Complete with coat hooks, uPVC double glazed pattern glass window and radiator.

#### **FIRST FLOOR LANDING**

From the entrance hall the stairs lead to the first floor, with white painted newel post handrail and spindles. Open to the first-floor landing which gives access point to the loft, doors to the bedrooms and bathroom, and a door to the airing cupboard which houses the Heatrae Sadia pressurised hot water storage tank for the heating and hot water systems, plus additional shelving space.

#### **BEDROOM**

*15' 4" x 10' 7" (4.67m x 3.23m)*

Well presented and spacious with most attractive decor, feature panelling and TV bracket to wall and radiator. UPVC double glazed window with a blind and offers a pleasant aspect towards neighbouring properties, making a lovely master room.

#### **ENSUITE**

Fitted with a stylish three-piece suite comprising of glazed shower cubicle, wall hung wash hand basin with mixer tap and WC with concealed cistern and pushbutton flush. There is tiling to the splashbacks, wood grain Amtico style wood grain effect flooring and a chrome ladder style towel radiator, an excellent complement to this family home.

#### **BEDROOM**

*11' 3" x 8' 2" (3.43m x 2.49m)*

Situated to the rear of the property with a uPVC double glazed window which offers a fantastic aspect beyond the garden and over the surrounding countryside, with glimpses of the bay in the far distance. Complete with light pleasant decor, feature wooden display shelf, decorative panelling and a radiator.



### BEDROOM

16' 2" x 8' 6" (4.93m x 2.59m)

Offering a generous double room with light attractive décor, radiator and a uPVC double glazed window to the front with blind.

### BEDROOM

7' 10" x 9' 9" (2.39m x 2.97m)

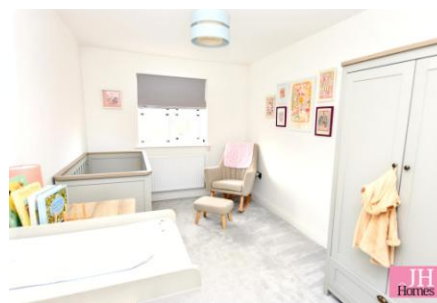
Currently used as a dressing room and home office, with uPVC double glazed window to the rear with a wooden, Venetian blind, offering a stunning aspect beyond the garden and over the surrounding countryside. Freestanding wardrobes with grey decor panels that are available by separate negotiation if required. Complete with a acoustic style panelling feature to one wall and a radiator, offering an excellent fourth bedroom.

### BATHROOM

Fitted with a three-piece suite in white comprising of a panel bath with glazed shower screen, mixer tap shower fitment, with a wall hung wash hand basin with mixer tap, plus WC with concealed cistern and pushbutton flush. There is complimentary tiling into the shower walls and around the sink. Complete with uPVC double glazed pattern glass window, chrome ladder style towel radiator, inset lights and extractor fan, finished with wood grain effect Amtico flooring.

### EXTERIOR

To the front of the property there is the advantage of a driveway with side-by-side parking for several vehicles and a front area of lawn. A set of doors open to a storage area to the front of the converted former garage. To the rear of the property, an attractive enclosed garden area including a stone retaining wall with hedging beyond to the end. There is a substantial flagged patio area, raised border garden storage shed, and shrubs trees and bushes, offering an excellent garden area with pleasant sunny aspects.



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#### GENERAL INFORMATION

TENURE: Freehold

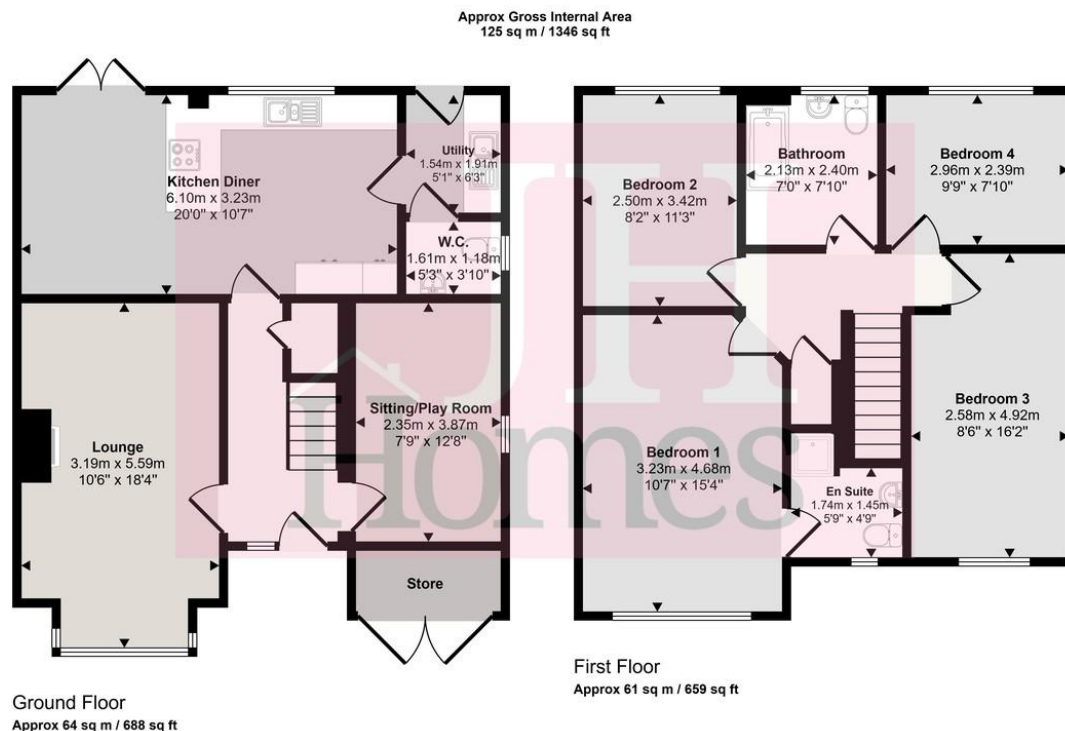
COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

#### DIRECTIONS:

From the Ulverston office turn left at Market Street and at the Market Cross opposite the Farmer's Arms pub, turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turn right at the next set of lights onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance after Bardsea Caravan Park on the right, turn right into Leven Road. Take the first left onto Sail Street, bear right and the property can be found on the corner your right. It can also be found by using the following "What Three Words" <https://w3w.co/orbited.grew.defers>



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		94 A
81-91	B	84 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.

