CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

11 Alice Fold

Ulverston, LA12 9TD

Offers In The Region Of £450,000

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Offers In The Region Of £450,000

A well-presented detached house constructed approximately five years ago, located in the desirable market town of Ulverston. The property benefits from modern construction standards, offering a contemporary layout with well-proportioned living spaces throughout. Positioned within a popular residential area, it provides a comfortable and efficient home environment, ideal for families or professionals seeking a relatively new build in a convenient and attractive location.

A well-presented detached family home, constructed approximately five years ago, this modern property is set within a popular residential area of the desirable market town of Ulverston. Built to contemporary standards, the house offers well-balanced and thoughtfully designed accommodation arranged over two floors, ideal for families or professionals seeking a relatively new and efficient home.

The property is approached via a driveway providing off-road parking for two vehicles, leading to an integral garage. The garage also houses the gas central heating combi boiler and provides useful additional storage, with further under-stairs storage accessed directly from here.

Upon entering the property, a welcoming hallway gives access to the principal ground floor rooms. To the front, the lounge is a comfortable and well-proportioned reception room, enhanced by a bay window that allows plenty of natural light and creates an attractive focal point.

To the rear of the house is the impressive kitchen/diner, designed as a sociable and functional living space. The kitchen is fitted with a comprehensive range of modern units and integrated appliances, including a double-sided fridge freezer, dishwasher, microwave and oven. There is ample space for dining, and bifold doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living.

Adjoining the kitchen is a separate utility room, fitted with plumbing for a washing machine and dryer along with an extractor fan, helping to keep the main kitchen area clutter-free. A ground floor WC completes the downstairs accommodation.

Stairs rise to the first floor, where a spacious landing provides access to all bedrooms and the main bathroom. The principal bedroom benefits from its own en suite shower room, offering privacy and convenience. There are three further well-sized bedrooms, all suitable for family use, guests or home working.

The family bathroom is fitted with a modern four-piece suite, including a bath and separate shower, catering well for the needs of a busy household.

Additional practical features include full uPVC double glazing throughout, a part-boarded attic (boarded down the centre for storage), and modern services consistent with a property of this age.

Externally, the rear garden is of a generous size, measuring approximately 11 metres in width and 15 metres in length. It is notably private, backing onto open fields and enjoying pleasant outlooks. A children's play area is included, making this an excellent space for family enjoyment.

Overall, this is a modern, efficient and well-located detached home offering versatile living space, a private garden setting and the benefits of recent construction, all within easy reach of Ulverston's amenities.

Entrance Hall
17'3" x 6'0" (5.259 x 1.834)

WC
6'3" x 3'7" (1.914 x 1.096)

Garage
16'11" x 9'1" (5.171 x 2.778)

Living Room
16'9" x 10'10" (5.129 x 3.316)

Kitchen-Dining Room
25'6" x 8'11" (7.791 x 2.733)

Utility
5'2" x 6'2" (1.593 x 1.883)

Landing
15'4" x 6'3" (4.674 x 1.921)

Bedroom Four
10'6" x 9'1" (3.220 x 2.782)

Bedroom One
14'3" x 9'10" (4.361 x 3.020)

En Suite
6'10" x 5'9" (2.102 x 1.756)

Bathroom
9'10" x 7'2" (3.010 x 2.192)

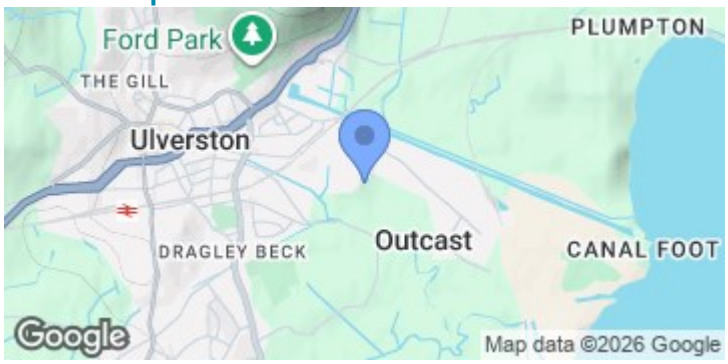
Bedroom Three
12'0" x 9'3" (3.670 x 2.824)

Bedroom Two
13'2" x 9'2" (4.014 x 2.813)

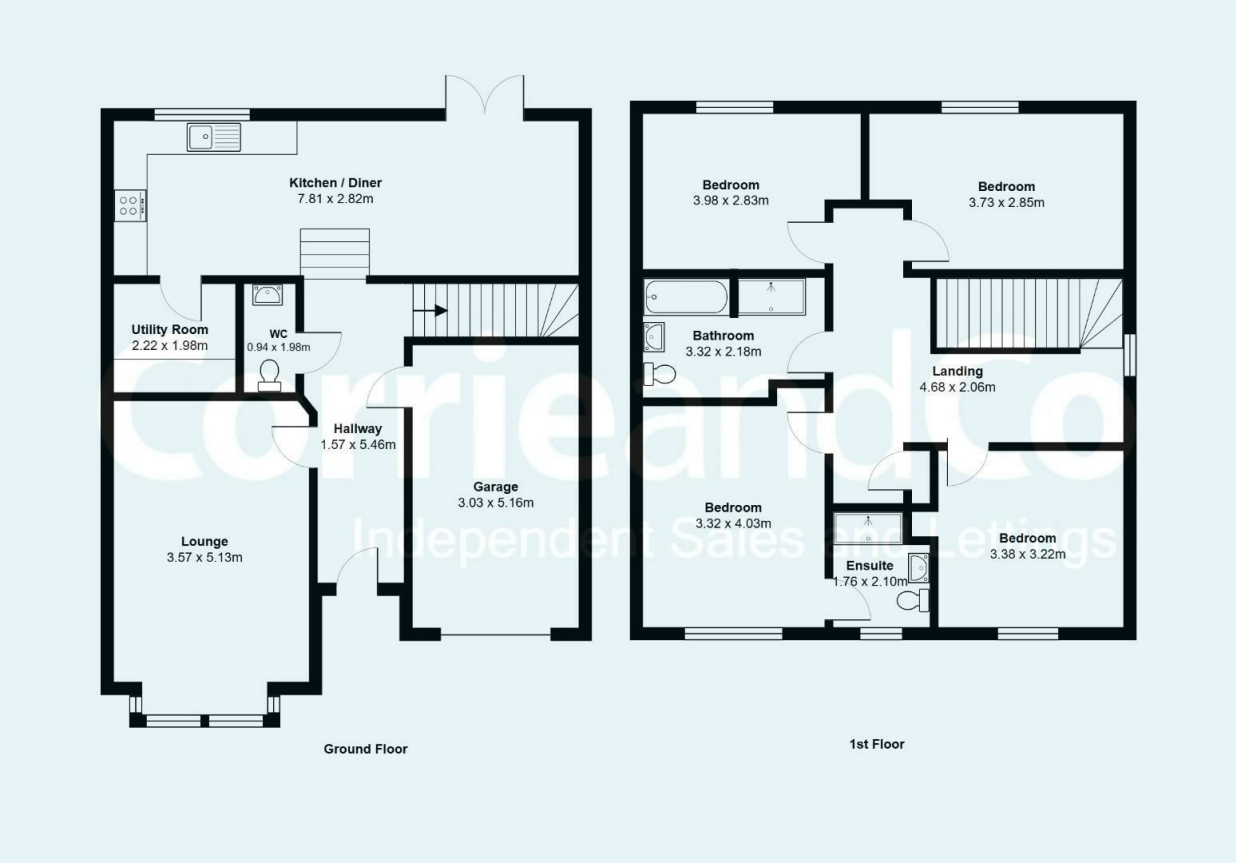
- Modern Detached Home
- Four Bedrooms, Master with Ensuite.
- Driveway and Garage
- Manangement Estate Fee £150.00 to £180.00 PA
- Spacious and Well-Planned Accommodation
- Private and Generous Garden
- Open Apsects to Rear
- Council Tax Band E

Road Map

Terrain Map



Floor Plan



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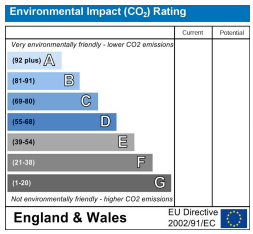
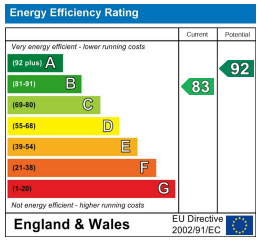
Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.





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