

FREEHOLD



40 CARTMEL DRIVE, ULVERSTON, LA12 9PF

£245,000

FEATURES

Comfortable Semi Detached Home

Popular Residential Location

Well Presented Throughout

Extended Kitchen/Diner To Rear

Utility Cupboard & Separate WC

Three Bedrooms

UPVC Double Glazing & Gas-Fired Central Heating System

Modern Bathroom With Over Bath Shower

A Great Home Perfect For A Range Of Buyers

Attractive Sunny Gardens & Off Road Parking



Off Road Parking



A most comfortable well-presented home offering accommodation suited to a range of buyers including the family purchaser, set in this ever-popular location on the sought after Croftlands estate. With excellent access to schools and local shops as well as bus and road access into Ulverston town. The house is extended to the rear providing a spacious kitchen/diner, and as well as excellent presentation, has a gas central heating system and uPVC double glazing. There is a drive providing parking and attractive well-maintained gardens to the front and rear. Reluctantly offered for sale due to relocation, this lovely home is recommended for early viewing through JH Homes.

This most comfortable home is accessed through a feature composite double glazed door with leaded and pattern glass panes. Opening into:

VESTIBULE

Light neutral décor, a set of double doors to a built-in cupboard with hanging rail and shelves, plus a further modern white panel door to the lounge. Complete with a wood grain laminate flooring which then continues from the hall and into:

LOUNGE

15' 9" x 11' 6" (4.8m x 3.51m)

Excellent room which is very well presented with a uPVC double glazed bow window to the front with leaded and pattern glass upper panes. Attractive central fireplace with white surround, granite style hearth and a cast inset with a living flame effect fire, picture rail, attractive decor in light green, ceiling light point, two wall light points and a double radiator. To the side of the room there is an arch to a lobby, a useful shelved area for books etc, and a door to the staircase leading to the first floor.

KITCHEN

8' 0" x 12' 2" (2.44m x 3.71m)

A great room of spacious proportions which has been extended to the rear of the house. Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel with drainer, mixer tap and splash back tiling. Tile effect laminate flooring, gas hob with black glass splashback and cooker hood above. Integrated Belling double oven with slide out spice / condiment drawers to either side, an integrated dishwasher and also space for a freestanding fridge/freezer. A central island/breakfast bar divides the kitchen with the dining area.

DINING ROOM

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

Ample space for a family sized table with additional seating space around, set of PVC double glazed French doors opening to the beautiful rear garden, with a further double-glazed window to the side and a Velux roof light. Two radiators, a TV bracket to the wall, modern woodgrain doors to the rear porch and understairs utility/store. This area also has plumbing for a washing machine, houses the gas boiler for the heating and hot water systems and has electric light and power points, offering a useful general storage area.

PORCH

PVC double glazed door to the side, a door opening to the side of the house and a further door to:

WC

Fitted with a two-piece suite comprising of a toilet with push button flush, wall hung wash hand basin, radiator with towel rail above and an extractor fan.

FIRST FLOOR LANDING

The door from the lobby opens to the stairs leading to the first floor with white painted handrails. The first floor landing has a uPVC double glazed window, an access point to the loft with drop-down ladder and doors to the bedrooms and bathroom.

BEDROOM

13' 5" x 8' 6" (4.09m x 2.59m)

A pleasant bedroom to the front of the property with a uPVC double glazed window, radiator and light neutral decor with a picture rail. There is a range of fitted wardrobes comprising of two sets of doubles to either side of the bed, with upper storage lockers and bedside shelving to the sides. Overall, a well-presented double room.

BEDROOM

10' 2" x 8' 6" (3.1m x 2.59m)

Further double bedroom to the rear of the property with a uPVC double glazed window with blind. Radiator, light blue decor and offers a comfortable space.

BEDROOM

9' 9" x 5' 10" (2.97m x 1.78m)

Single bedroom to the front of the property with a uPVC double glazed window and radiator, with shelving to the wall and a door to an over stairs cupboard with shelving.

BATHROOM

Fitted with a modern three-piece suite in white comprising of a bath with glazed shower screen and over bath shower with fixed rain head and flexi-track spray. UPVC double glazed pattern glass window, pedestal wash hand basin with mixer tap, WC with pushbutton flush, full tiling to the walls with a mid-wall border, modern panelling to the ceiling, tile effect flooring and a chrome ladder style towel radiator.

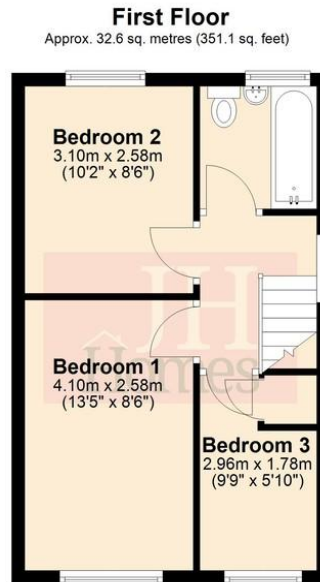
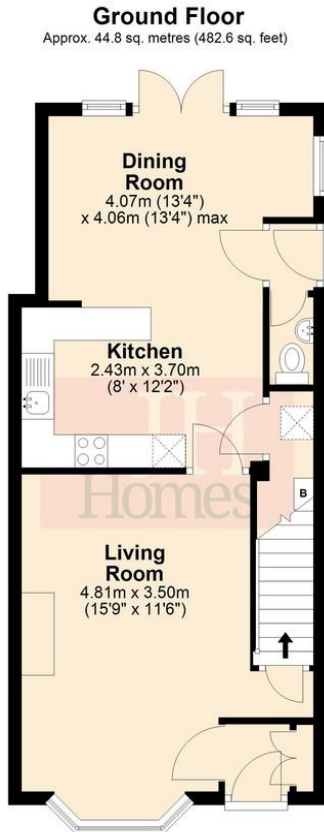
EXTERIOR

Benefits from a drive to the front/side offering off-road parking with gated access to the rear garden, which has a useful enclosed bin storage area to the side of the house. The rear garden is attractively presented and is well stocked, tended and cared for by the current owners over their many years of ownership. There is a lower flagged patio area and a rockery border, well stocked with a variety of plants shrubs and bushes. Plus a set of steps leading up to a grassed garden area with further borders, a pleasant patio seating area and a summer house with a door to the side leading to a garden store. The garden offers a pleasant and well-tended space with attractive sunny aspects throughout the day.



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Total area: approx. 77.5 sq. metres (833.8 sq. feet)

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland and Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

From our office proceed up Market Street, turn left opposite the Farmers Arms onto Queen Street. At the traffic lights on Queen Street, you will meet the A590, proceed straight over into Princes Street and continue along past the secondary school, through the dip, along Mountbarrow Road and passing Croftlands Primary School. Continue and take the turn on your left onto Bigland Drive just before the Mountbarrow Road Garage. Follow the road to the left then turn right into Birchwood Drive, take the first left onto Cartmel Drive.

The property can be found by using the following "What Three Words" <https://w3w.co/kitchens.agreeable.statue>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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.

