



# 43 TRINKELD AVENUE, SWARTHMOOR, ULVERSTON, LA12 0XB

# £380,000

## FEATURES

Modern Detached Family Home	Four Bedrooms, Master With En-Suite
Popular And Sought-After Residential Location	Off-Road Parking Plus Integral Garage
Substantially Extended To The Ground Floor	Enclosed Rear Garden With Deck
Impressive Open-Plan Living/Dining/Kitchen	Excellent Access To A590 And Local Schools
Well-Presented Throughout	Early Viewing Invited & Recommended



Superb modern detached home in a sought-after residential setting. Significantly extended on the ground floor, this stylish and well-presented property delivers spacious, contemporary family living, centred around an impressive open-plan living, dining and kitchen area to the rear - perfect for both everyday life and entertaining. The home benefits from uPVC double glazing, gas-fired central heating system and sits on an attractive plot with excellent off-road parking, an integral garage and a private enclosed rear garden. Accommodation briefly comprises of an entrance hall, WC, lounge, stunning open plan living/dining kitchen and utility room. To the first floor are four bedrooms, including a master with en-suite, along with a modern family bathroom. Ideally located for easy access to the A590 towards Ulverston and Barrow, and within catchment for both primary and secondary schools. A fantastic family home in a prime location with early viewing highly recommended.

Accessed through a modern composite front door with double glazed central pane opening into:

#### **ENTRANCE HALL**

Complete with light neutral décor, radiator and Karndene style wood grain effect flooring with border, running from the hall into the adjacent WC, lounge and throughout the ground floor.

#### **WC**

A useful ground floor facility with two-piece suite comprising of toilet and wash hand basin on a vanity unit. UPVC double glazed window, radiator and half tiling to the walls.

#### **LOUNGE**

14' 2" x 12' 3" (4.32m x 3.73m)

Feature fireplace with a pebble effect gas fire making a focal point to the pleasant family room. Double radiator, uPVC double glazed window with blind, door to a useful understairs store and a set of pocket doors open to:

#### **KITCHEN / LOUNGE / DINER**

17' 3" x 26' 10" (5.26m x 8.18m)

Superb open plan room divided into three natural areas. Kitchen is fitted with an attractive modern range of base

and wall cupboards, with a white décor panel complimented with dark granite style worksurface which has a grooved drainer and stainless-steel bowl and half sink unit with mixer tap; positioned in front of the uPVC double glazed window which looks at the rear garden. The worksurface creates a dividing island with space for barstools, with induction hob and stylish cooker hood above, the unit also has a glazed feature display cupboard, integrated appliances including double oven and dishwasher, plus two double glazed roof lights creating additional natural light. To the rear of the kitchen a dining area with space for a freestanding fridge/freezer, ample space for a family table and a door to the utility room. The living area offers a great space including a media wall with recess, bracket for a TV and storage shelf under. UPVC double glazed window and set of PVC double glazed French doors opening to the rear garden. The whole room has light modern décor and inset LED lights to the ceiling, making an excellent and very useable family area.

#### **UTILITY ROOM**

8' 10" x 4' 10" (2.69m x 1.47m)

Fitted with base and wall cupboards with grey décor panels and granite worksurface, inset sink unit and mixer tap. Also houses the Glowworm boiler for the

heating and hot water system. Recess for washing machine, space for dryer, uPVC double glazed window and double glazed door opening to the rear garden, with a further door to the garage.

#### **FIRST FLOOR LANDING**

Stairs proceed to the landing which has a radiator and provides access to bedrooms and bathroom.

#### **BEDROOM**

12' 10" x 12' 2" (3.91m x 3.71m)

Situated to the front of the property with modern grey décor including a feature papered wall. UPVC double glazed window, double radiator, ample space for a range of wardrobes and door to an over stairs cupboard housing the hot water storage tank.

#### **ENSUITE**

Fitted with a three-piece suite comprising of glazed shower cubicle with folding door, thermostatic shower, fixed rain head, flexi track spray and modern panels to the splashback. WC and pedestal wash hand basin, full tiling to remaining walls, electric shaver light point, radiator and extractor fan to the ceiling.

#### BEDROOM

10' 2" x 9' 0" (3.1m x 2.74m)

Pleasant room with light modern décor, uPVC double glazed window to the rear and radiator.

#### BATHROOM

Fitted with a three-piece suite comprising of WC, wash hand basin and bath with glazed shower screen and over bath thermostatic shower. UPVC double glazed pattern glass window to the rear, full tiling to the walls, tile effect flooring, extractor fan and ceiling light point.

#### BEDROOM

8' 8" x 8' 9" (2.64m x 2.67m)

Light décor, radiator and uPVC double glazed window looking down towards rear garden.

#### BEDROOM

6' 9" x 8' 8" (2.06m x 2.64m)

UPVC double glazed window to front, radiator and light neutral decor.

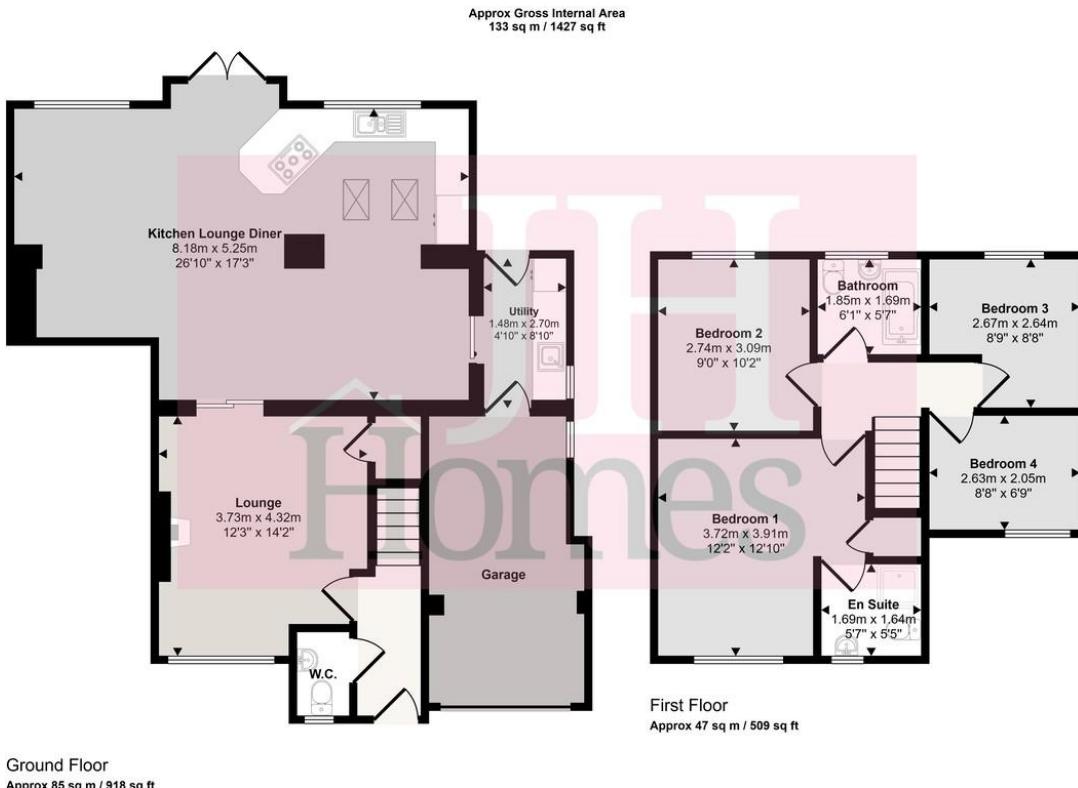
#### EXTERIOR

Advantage of a substantial driveway offering double width parking for several vehicles. Electric vehicle charging point, access to the garage and side access leading to rear garden which is landscaped with a lawn and decked area to the corner. Complete with shrubs and bushes offering a pleasant, enclosed garden space.

#### GARAGE

Electrically operated roller door, uPVC double glazed window to side, electric light and power points and offers good general storage or further parking.





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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

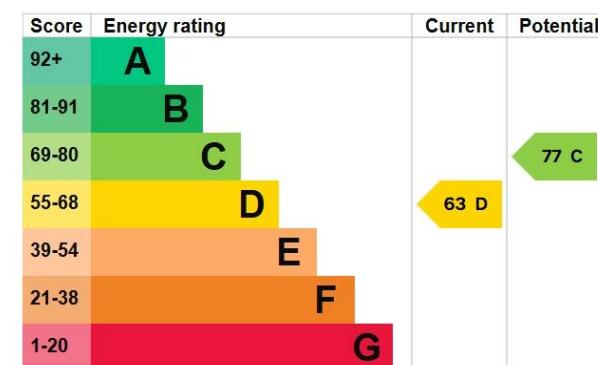
LOCAL AUTHORITY: Westmorland and Furness Council

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

#### DIRECTIONS:

Proceeding through Swarthmoor after leaving Ulverston, on reaching the roundabout take the first exit onto Main Road, then take the second left on to Trinkeld Avenue. Proceed along Trinkeld Avenue and take the third turn on the left, the property is on the right.

It can also be found by using the following "What Three Words" <https://w3w.co/staining.plenty.smoothly>



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.