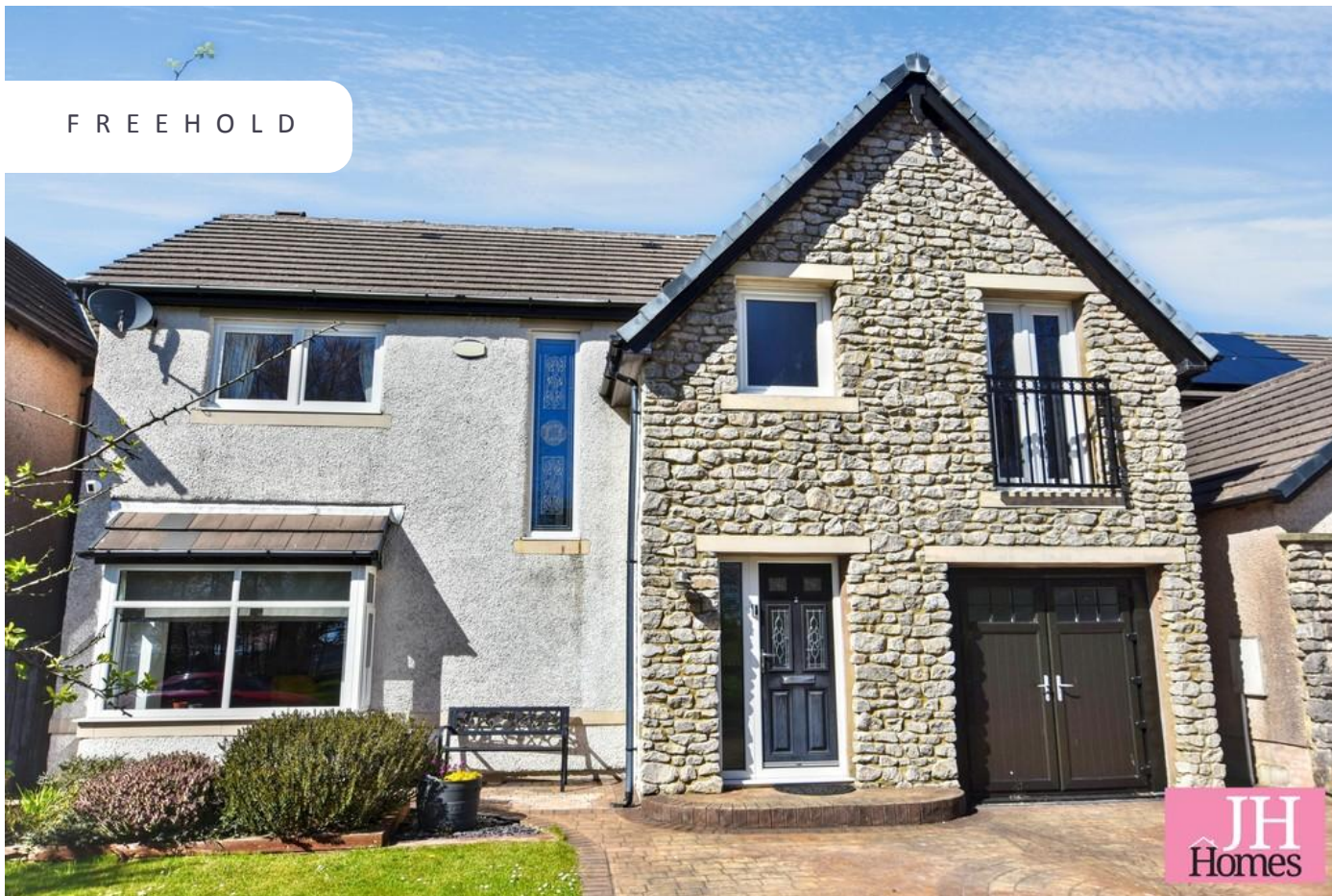


FREEHOLD



# 2 SOUTH GREEN, BIRKRIGG PARK, ULVERSTON, LA12 0UJ

## £485,000

### FEATURES

Stunning Detached Family Home

Excellent Location To The Outskirts Of Ulverston

Extended & Redesigned Completely

Four Double Bedrooms

Covered Veranda & Landscaped Gardens

Lounge With Feature Media Wall

Family/Dining Room & Utility Room

Stylish Extended High End Kitchen

Excellent Presentation Throughout

Stunning Home That Must Be Viewed



2



2



4



Garage,  
Off Road  
Parking

JH  
Homes

Stunning, stylish detached family home situated in this ever popular and sought after residential development to the outskirts of Ulverston. Having been completely reimaged, modernised and extended, offers an excellent modern home with recently completed high end fitted kitchen and matching utility room. Perfect for a range of buyers including the family purchaser, set on an attractive well-presented and landscaped garden plot with lovely view to the front over the parkland/green that is a feature of Birkrigg Park. Comprising of an entrance porch/vestibule, hall, WC, lounge, dining room, stunning kitchen, utility room, four bedrooms including master en-suite, stylish family bathroom, twin width driveway and integral garage. Gas fired central heating system, uPVC double glazing and high standard of presentation throughout. Reluctantly offered for sale due to relocation with internal viewing of this superb home being highly recommended.

Accessed through a modern black composite style door with leaded and double-glazed panes and pattern glass side pane opening into:

#### **PORCH/VESTIBULE**

Double louvered doors to coat cupboard with hanging rail and storage above, a double-glazed window to the side of the front door, radiator and stylish feature wood panelled door to:

#### **HALLWAY**

Attractive welcoming area with Karndean flooring, staircase to the side and feature uPVC double glazed window with leaded glass pane in a Macintosh style design. Radiator, door to useful understairs store and access to:

#### **WC**

Recently fitted with a suite comprising of a Grohe WC and wash hand basin with mixer tap, radiator and Karndean flooring.

#### **LOUNGE**

*23' 2" x 14' 4" (7.06m x 4.37m)*  
Fantastic room with a superb media wall with provision for a TV and sound bar, below is a modern Dimplex electric flame feature fire with interchangeable colours. There is coving to the ceiling, a set of PVC double glazed sliding patio doors to the rear covered patio/veranda and a double-glazed bay window to front with beautiful

aspect over the front garden and parkland opposite. Complete with Karndean flooring, two radiators, two ceiling light points and two wall light points.

#### **DINING ROOM/FAMILY ROOM**

*13' 0" x 9' 0" (3.96m x 2.74m)*

Lovely open plan room adjacent to the kitchen extension. Ample space for a family table, Karndean flooring, radiator, coving to ceiling and door to:

#### **UTILITY ROOM**

*6' 8" x 8' 4" (2.03m x 2.54m)*

Fitted with a matching range of base and wall units from the kitchen, also with matching quartz work surface incorporating stainless steel sink and mixer tap. Recess and plumbing for a washing machine and space for a dryer, Karndean flooring and uPVC double glazed window. Door to garage.

#### **KITCHEN**

*11' 9" x 11' 3" (3.58m x 3.43m)*

Stunning kitchen fitted with solid wood doors and a range of base, wall and drawer units with a quartz worktop over, which extends to the breakfast bar, incorporating inset Franke stainless steel sink with drainer, Quooker tap and splash back tiling. High end appliances include a combined induction hob with gas side burners under an extracting cooker hood, with twin multifunction ovens including an integrated air fryer and a warming drawer, built in fridge/freezer and

a dishwasher. All of the cabinets in the kitchen are tall to maximise storage, and all corner cabinets are fitted with Le Mans. A beautiful kitchen complimenting this fabulous home.

#### **FIRST FLOOR LANDING**

A lovely light landing with oak style doors to bedrooms and bathroom, plus a further door to a shelved cupboard. Complete with inset lights to the ceiling and access to the loft, which has been fully boarded, has a fitted hatch and a wooden loft ladder.

#### **BEDROOM**

*10' 6" x 8' 8" (3.2m x 2.64m)*

Stylish bedroom with a set of PVC double glazed French doors to a Juliet balcony, offering an aspect over the green/parkland opposite. High gloss, Karndean wood grain flooring, a feature radiator, door giving access to walk in wardrobe area, lovely light décor and panelling feature.

#### **ENSUITE**

Comprises of a curved glazed shower screen to multi jet feature shower, WC with concealed flush and wash hand basin inset to vanity unit with storage cupboards under and to the side. Electric mirror, tiled surround, two chrome ladder style towel radiators and uPVC double glazed window, creating a fantastic master suite.

### BEDROOM

11' 3" x 13' 2" (3.43m x 4.01m)

Lovely double room with a set of wardrobes and drawers recessed to the side, a radiator, plus a set of twin opening uPVC double glazed tilt and turn windows looking to the garden.

### BEDROOM

11' 3" x 11' 4" (3.43m x 3.45m)

Further double with a range of fitted wardrobes to one wall, radiator and a set of twin opening uPVC double glazed tilt and turn windows offering an aspect towards the garden.

### BEDROOM/STUDY

8' 10" x 11' 8" (2.69m x 3.56m)

Currently used as a home office, with potential to use as a double bedroom, plus uPVC double glazed tilt and turn opening window to the green opposite, complete with a radiator and electric light and power points.

### BATHROOM

Stylish and modern bathroom featuring a four piece suite, comprising of a shaped traditional style hip bath with ball and claw feet, free standing mixer tap with shower attachment, glazed shower cubicle with thermostatic shower, fixed rain head, flexi track spray, wash hand basin with mixer tap inset to unit with drawers underneath, and WC with concealed cistern and push button flush. Attractive pebble effect Karndeian flooring, tiling to half the walls and additional tiling to the shower area. Modern waded chrome radiator, chrome ladder style towel radiator, Velux double glazed roof light to vaulted ceiling, inset LED lights and extractor fan.





JH HOMES | 2 NEW MARKET STREET, ULVERSTON, CUMBRIA, LA12 7LN





#### EXTERIOR

Good sized driveway with printed cobble effect concrete in front of the garage. The open plan front garden is grassed with mature border areas that are well stocked, including a mature plum tree. To the rear is a most beautiful and recently landscaped rear garden with access from the lounge or kitchen through the covered veranda. The rear garden is a beautiful feature of this excellent property with flagged and level garden area, artificial lawn and raised borders with sleeper edging which are well stocked with a variety of shrubs and bushes. Offering a good degree of sunlight throughout the day, as well as being enclosed and safe for young children and animals, there is a gate to the side giving access to the garden storage shed and area for bin storage etc, beyond this a path leads to the front.

#### COVERED VERANDA

6' 6" x 14' 7" (1.98m x 4.44m)

Superb area with electric heaters and lights, wall lights and flagged floor area which extends into the garden, offering shelter and seclusion for all year round entertaining.

#### GARAGE

18' 3" x 8' 6" (5.56m x 2.59m)

Single garage with side hinged door, electric circuit breaker control point, plumbing for a washing machine with space on top for a dryer, and wall mounted Worcester gas boiler for the central heating system.



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### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council

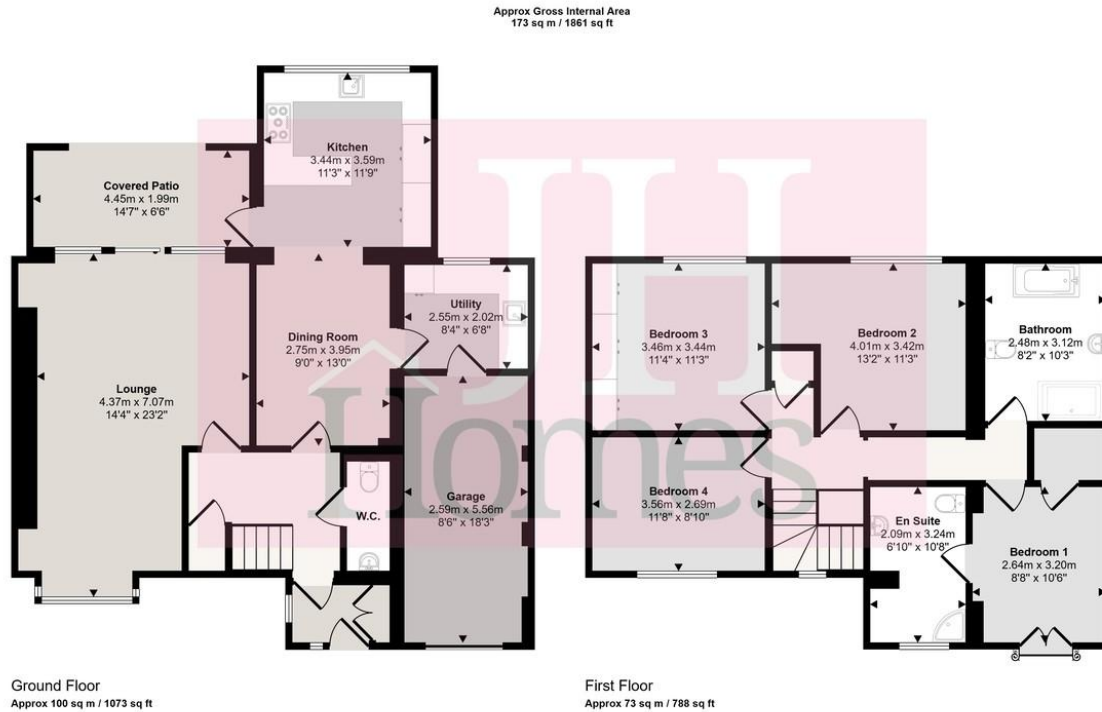
SERVICES: Mains drainage, gas, electric, water are all connected

### DIRECTIONS:

Leaving Ulverston along the A590 in the direction of Barrow, continue along the main road and at Cross-a-Moor proceed around to the roundabout going straight across. As you drop down the hill take the left hand turn sign posted towards Urswick. Continue along here until you meet the crossroads turning left and then first left again into Birkrigg Park. South Green is the first left and the property can be found on the right identified with our pink "For Sale" board.

The property can be found by using the following approximate "What Three Words"

<https://what3words.com/hardback.hinted.unguarded>



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		
81-91	B		81 B
69-80	C	73 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.

