103 BIGLAND DRIVE, ULVERSTON, LA12 9PY

£310,000

FEATURES

- Excellent Family Home
- Popular Residential Location
- Well Extended & Altered
- Versatile Accommodation Ideal For Family Buyers
- Four/Five Bedrooms - Master With Ensuite
- Lounge, Kitchen, Utility & WC
- Conservatory With French Doors To Garden
- Dining Room & Study/Bedroom Five
- Gas CH System & UPVC Double Glazing
- Close To Shops, Schools & Bus Services

2 | 2 | 4 | Off Road Parking

Well-presented and extended semi-detached home situated in this ever in this ever-popular location. Ideally suited to a range of buyers including the family buyer having been an extended by the current owner it provides versatile, spacious and well-presented accommodation. Comprising of entrance porch, hall, lounge, kitchen/diner, conservatory, utility room, WC and further reception room/bedroom to the ground floor with four bedrooms, master with ensuite and family bathroom to the first floor. Complete with off-road parking, front and rear gardens with the rear garden being well presented and enclosed with patio, lawn and useful garden shed. With a good standard of presentation, gas central heating system and uPVC double glazing. The location offers convenient access to local school's shops and sports facilities as well as being on a bus route. Early inspection of this good family home is invited and recommended.

Accessed through PVC double glazed front door with pattern glass panes opening to:

PORCH
Coat hooks, radiator and woodgrain LVT flooring. Open access to hall.

HALL
Woodgrain effect LVT flooring, door to lounge and secondary reception room/bedroom.

LOUNGE
14' 2" x 11' 7" (4.34m x 3.54m)
Fireplace with slate hearth, gas stove and mantle over. UPVC double glazed window to front looking to the garden, radiator, woodgrain LVT flooring, two wall light points and ceiling light point.

KITCHEN/DINER
14' 6" x 9' 6" (4.42m x 2.92m)
Fitted with an attractive range of base, wall and drawer units with wood effect work surface over incorporating sink with mixer tap and breakfast bar. Integrated gas hob with black glass splash back and cooker hood over, integrated double oven and grill and dishwasher. Space for an American style fridge freezer, wine rack, inset lights to ceiling and light over breakfast bar. French doors opening to conservatory, internal window and door to utility.

CONSERVATORY
14' 2" x 10' 2" (4.33m x 3.11m)
UPVC double glazed windows set onto a low wall with polycarbonate style roof. Wood grain flooring, double doors to side patio and two wall light points.

UTILITY ROOM
9' 4" x 7' 2" (2.86m x 2.20m) inc WC
PVC door and uPVC double glazed window, woodgrain, laminate flooring and an area of worksurface incorporating stainless steel sink with tiled upstand, cupboard below and space and plumbing for washing machine. Tall chrome ladder style towel radiator and door to WC.

WC
Two piece suite comprising of low flush WC and wall hung wash hand basin with tiled splash back. UPVC double glazed window.

SECONDARY RECEPTION ROOM/BEDROOM
18' 1" x 7' 4" (5.51m x 2.24m)
Built-in storage cupboard housing the meters, uPVC double glazed window to front, inset spotlights to ceiling and ceiling light point.

FIRST FLOOR LANDING
Access to bedrooms and bathroom.

BEDROOM
18' 7" x 7' 3" (5.66m x 2.21m)
Double room with uPVC double glazed window to front and inset lights to ceiling.

ENSUITE
5' 1" x 7' 3" (1.55m x 2.21m)
Three-piece suite in white comprising of quadrant shower cubicle, WC with push button flush and wash hand basin with tiled up stand and mirror above. Wall hung chrome ladder style radiator, uPVC double glazed pattern glass window with blind, inset lights to ceiling and extractor fan.

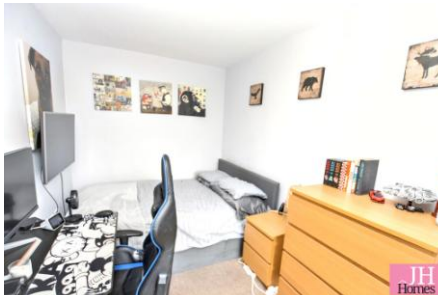
BEDROOM
14' 5" x 8' 2" (4.39m x 2.49m)
Double room to the front of the property with uPVC double glazed window, radiator, built-in wardrobe to corner and additional matching shelved unit.

BEDROOM
9' 5" x 8' 2" (2.88m x 2.49m)
UPVC double glazed window to rear with an outlook down to the garden and neighbouring properties beyond and radiator.

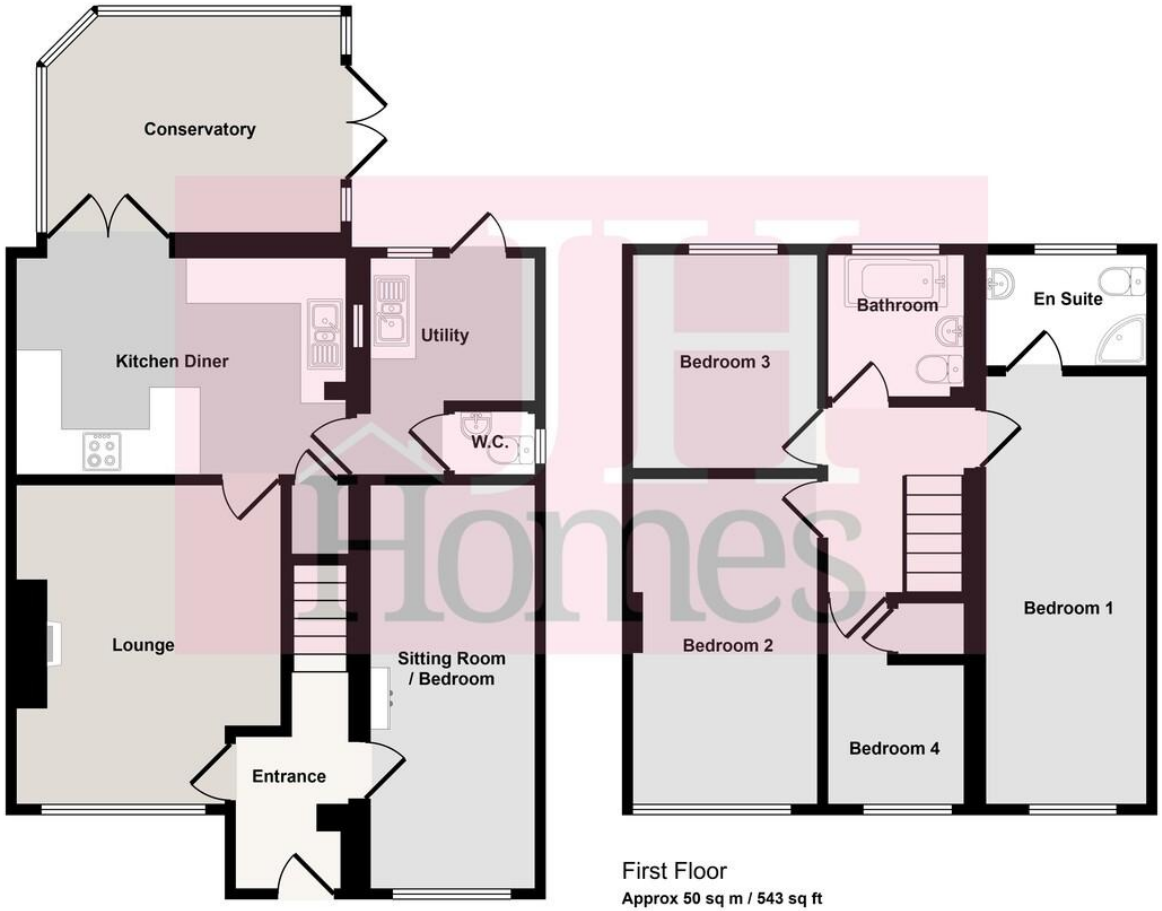
BEDROOM/STUDY
5' 11" x 6' 2" (1.8m x 1.88m)
Single room with uPVC double glazed window to front, radiator and door to boiler cupboard over the stairs housing the Worcester boiler for the heating and hot water.

BATHROOM
6' 2" x 5' 10" (1.89m x 1.80m)
Fitted with a white three-piece suite comprising of vanity unit housing WC with push button flush and wash hand basin with storage cupboards under and mixer tap and bath with shower over, mixer tap and curved glass screen. Tiling to walls, panelling to ceiling, radiator and uPVC double glazed pattern glass window with blind.

EXTERIOR
To the front of the property is a driveway, mature hedge, lawn and conifer tree to the corner. Access to the side leading to the gated rear garden.
The rear garden is well presented with a good-sized patio offering excellent outdoor seating space, leading to a garden storage shed with a lawn and conifer screen hedging. It provides a pleasant enclosed and safe rear garden space.



Approx Gross Internal Area
118 sq m / 1270 sq ft



First Floor
Approx 50 sq m / 543 sq ft

Ground Floor
Approx 67 sq m / 727 sq ft

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.

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GENERAL INFORMATION

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

DIRECTIONS:

From the Office of JH Homes, proceed up the cobbled Market Street and turn left onto Queen Street. At the end of Queen Street at the traffic lights, continue straight across onto Prince Street and past Victoria High School, dropping through the dip and continuing onto Mountbarrow Road. Take the third left turn into Mountbarrow Way and then left again onto Bigland Drive where the property is situated towards the bottom of the road. The property can also be found by using the What3Words reference https://w3w.co/samplers.work.redeeming

EPC TO FOLLOW

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.