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## 26 Victoria Park

Ulverston, LA12 7TT

Offers In The Region Of £400,000



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# 26 Victoria Park

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## Offers In The Region Of £400,000



*Quietly set in a cul-de-sac with off-road parking, this home features a new 2025 shaker style kitchen and an expansive open-plan living/dining area with a bar and French doors to a landscaped garden. Upstairs provides three bedrooms and a dedicated laundry room for modern ease, plus a family bathroom and downstairs WC. Perfect, contemporary family living.*

Welcome to this thoughtfully renovated and extended family home. By cleverly reimagining the original layout - including a garage conversion and a bedroom-to-utility transformation - this property offers a seamless blend of classic style and modern functionality.

As you step through the front door into the hallway, you are immediately greeted by a sense of space and order, with a convenient WC. Located at the front of the house, the kitchen has been completely transformed into a classic contemporary masterpiece. It features elegant shaker-style units paired with under-counter lighting, a modern induction hob, and stunning herringbone flooring that flows into the bay-windowed space.

Moving to the rear, the home opens up into an expansive, open-plan living area. By incorporating the former garage, the owners have created a social hub. The spacious lounge includes a freestanding bar, making it the ultimate spot for entertaining, while the dining area is bathed in light thanks to the French doors leading directly onto the recently landscaped garden.

Heading up the stairs, in a move that prioritises modern convenience, the original fourth bedroom has been converted into a dedicated utility/laundry room. Having your washing and drying facilities on the same level as the bedrooms is an ease for day-to-day chores.

The remaining three bedrooms are all well-proportioned. The front-facing bedroom mirrors the kitchen's bay window, offering extra space and character, while the two additional rooms provide flexible space for family or guests. The family bathroom serves the upper floor with a clean finish, featuring tiling and a bath with a shower over it.

This property is a fantastic example of how traditional architecture can be upgraded to suit a modern lifestyle.

### Entrance Hall

extends to 10'2" (extends to 3.10)

### Ground Floor WC

5'8" x 2'11" (1.74 x 0.90)

### Reception

15'1" x 11'5" (4.6 x 3.5)

### Dinning Room

15'1" x 11'5" (4.6 x 3.5)

### Kitchen

11'9" x 7'10" (3.59 x 2.4)

### Utility

7'4" x 6'4" (2.25 x 1.95)

### Bedroom One

11'5" x 11'5" (3.5 x 3.5)

### Bedroom Two

9'8" x 19'5" (2.95 x 5.93)

### Bedroom Three

8'4" x 9'5" (2.56 x 2.88)

### Landing

extends to 9'3" (extends to 2.83)

### Bathroom

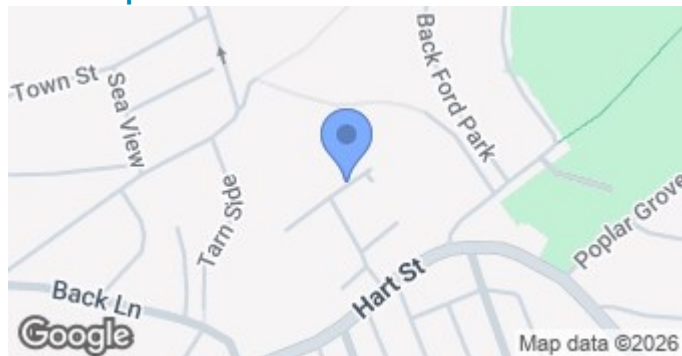
5'11" x 8'4" (1.82 x 2.55)



- New Kitchen 2025
- Freestanding Bar In Diner
- Cul-De-Sac Location
- Off Road Parking
- Separate Utility Room
- Extended Living Space
- Landscaped Garden
- No Chain
- Close to Reputable Schools
- Council Tax Band - D



## Road Map



## Terrain Map



## Floor Plan



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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.

