

FREEHOLD



# 2 NOOK FARMHOUSE, COLTHOUSE LANE, ULVERSTON, LA12 0SG

## £400,000

### FEATURES

- Exceptionally Well-Presented Modern Family Home
- Generous Open Plan Layout With Stylish Rear Extension
- High-Quality Décor, Presentation & Fittings
- Impressive Open-Plan Sie Matic Kitchen
- Spacious Dining/Family Room & Stylish Rear Sitting Room
- Four Good bedrooms Including Master En-Suite
- Modern Family Bathroom
- Granite Brick-Set Driveway With Ample Parking
- Sunny, Low-Maintenance Landscaped Rear Garden
- Great Location To Outskirts Of Ulverston Ideal For Families



An exceptionally well-presented and generously proportioned semi-detached home, enjoying a delightful position on the outskirts of Ulverston. Finished to a high standard throughout, the property features light, attractive décor, quality fittings, and a stylish rear extension that enhances the sense of space and comfort, creating an ideal modern family home. The ground floor accommodation includes an inviting entrance hall, WC, an impressive open-plan SieMatic kitchen, an adjoining dining/family room, and a rear sitting room complete with a contemporary media wall. There is also a useful utility room and an integral garage. The first floor offers four well-sized bedrooms, including a master with ensuite, along with a spacious family bathroom. Externally, the property benefits from a granite brick-set driveway providing ample parking to the front. The rear garden is beautifully landscaped for ease of maintenance and enjoys attractive sunny aspects-perfect for relaxing or entertaining. Altogether, this is a superb home suited to a wide range of buyers, particularly families, and early viewing is strongly recommended.

This stunning family home is accessed through a modern feature composite door to:

#### **HALLWAY**

A most attractive and inviting entrance hall with Karndene flooring in a herringbone design with feature panelling to one wall which continues up the staircase. There is a radiator, inset lights to the ceiling and a glazed door to the Living/Kitchen/Diner. Door to:

#### **WC**

Modern ground floor facility with a PVC double glazed pattern glass window, radiator, toilet with push button flush and pedestal wash hand basin.

#### **KITCHEN**

*16' 11" x 11' 7" (5.16m x 3.53m)*

Magnificent SiaMatic kitchen which is very well designed and of spacious proportions with contrasting units, white and black decor panels with a light pattern work surface, matching up stand and a mirrored splashback to one wall making a stunning feature. There is a Neff induction hob with the modern cooker hood above, a built-in Neff oven and microwave, built in dishwasher, fridge/freezer, pan drawers and a stainless-steel

sink unit, with the PVC double glazed window in front looking to the drive. The breakfast bar area separates the kitchen from the dining/family room and inset lights to the ceiling complete this space.

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

*13' 1" x 18' 10" (3.99m x 5.74m)*

Spacious room open to the sitting room beyond. The dining room is of excellent proportions with a radiator, TV bracket to the wall, attractive modern decor and LVT flooring throughout the kitchen, dining room and sitting room. There is a door to the understairs store, radiators and a door to:

#### **UTILITY ROOM**

*13' 2" x 5' 2" (4.01m x 1.57m)*

Practical and useful room which is fitted with a modern range of cream fronted base and wall cupboards with basic walk cupboards, granite effect worksurface, inset circular sink with mixer tap, recess and plumbing for a washing machine and space for a dryer. There are coat hooks to one wall, tiling to the floor and a unit housing the Ideal gas combi boiler for the central heating and hot water systems. To the end of the utility is a door to the garage.

#### **SITTING ROOM**

*9' 11" x 20' 6" (3.02m x 6.25m)*

Stunning room that has been extended to the rear of the property with three double glazed roof lights and a set of full width bifold doors with integrated blinds opening to the beautiful rear garden area. There is a continuation of the LVT flooring with underfloor heating, inset lights to the ceiling and a fantastic media wall with provision for a 75-inch TV, plus a built-in feature electric flame effect fire below, and illuminated displays to the sides. A beautiful room complementing the fantastic open plan and spacious feel of the property.

#### **FIRST FLOOR LANDING**

From the entrance hall the stairs lead to the first floor with feature panelling to one wall and a fitted handrail with a glass banister panel to the upper section. A spacious landing with further panelling, inset lights to the ceiling and a radiator. From the landing are doors to the bedrooms and bathroom.

### BEDROOM

14' 3" x 14' 2" (4.34m x 4.32m)

Spacious double bedroom with two uPVC double glazed windows to the front offering a pleasant aspect. A very well-presented room with light décor, ample space for freestanding bedroom furniture, with a radiator, electric light and door to:

### ENSUITE

Modern shower with a three-piece suite in white comprising of a glazed walk-in shower cubicle with thermostatic shower and tiling to the walls which extends to half of the remaining walls and tiling to the floor. There is a pedestal wash hand basin with mixer tap and mirror above, WC with push button flush and a chrome ladder style towel radiator. Completing this room is an extractor fan and inset lights to the ceiling, making an excellent ensuite facility.

### BEDROOM

14' 1" x 8' 10" (4.29m x 2.69m)

Excellent double bedroom with a uPVC double glazed dormer window to the front, again offering a pleasant aspect, plus modern light decor and a radiator.

### BEDROOM

9' 11" x 8' 10" (3.02m x 2.69m)

Further double bedroom to the rear of the property with a uPVC double glazed window, radiator and attractive decor in shades of grey with an access point to the loft.





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### **BEDROOM**

*5' 10" x 7' 11" (1.78m x 2.41m)*

Versatile room ideal for use as a single bedroom, dressing room or study. With a uPVC double glazed window to the rear, radiator and attractive neutral décor.

### **BATHROOM**

Modern and spacious bathroom fitted with a white three-piece suite, comprising of a panel bath with glazed shower screen with an over bath Aqualiser electric shower and mixer tap below. There is a pedestal wash hand basin with mixer tap, and a feature electric mirror and light above plus a WC with push button flush. There is tiling to the floor and half the walls, with additional tiling around the bath and shower area. UPVC double glazed window to the rear, a chrome ladder style towel radiator and inset lights to the ceiling, creating an excellent family bathroom.

### **EXTERIOR**

To the front of the property there is an attractive granite brick set drive offering parking for several vehicles and provides access to the side. The side pathway has flags and gravel between and leads to the landscaped rear garden, which is of a stylish and modern design with a feature flagged porcelain style patio area and raised borders with K-rendering. There is exterior lighting around the fence and an area of artificial grass, offering a lovely sunny garden area which is a natural extension of the property through the bifold doors.

### **GARAGE**

*20' 1" x 8' 8" (6.12m x 2.64m)*

Good integral single garage with an electric roller door, painted walls and electric light and power points. An excellent room currently used for general storage purposes.



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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: D

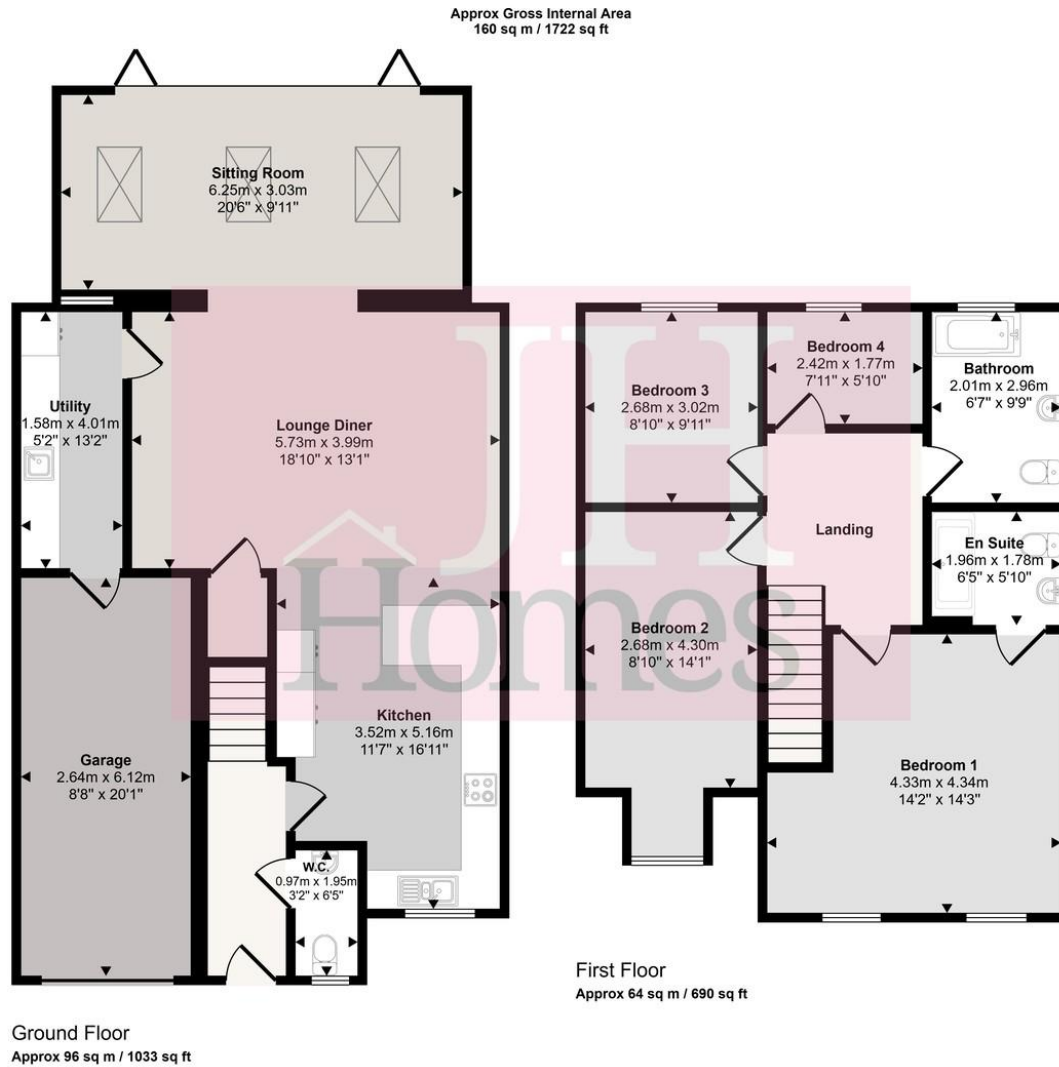
LOCAL AUTHORITY: Westmorland and Furness Council  
 SERVICES: Mains gas, electric, water are all connected, underfloor heating and septic tank drainage

PLEASE NOTE: Under the Estate Agency Act of 1979 – We must notify all interested parties that this property belongs to an employee of JH Homes.

**DIRECTIONS:**

From the office of JH Homes proceed up the cobbled Market Street, at the Market Cross turn left onto Queen Street. At the traffic lights continue straight across onto Princes Street which then becomes Springfield Road, after passing through the dip, take the first turn right on to Urswick Road. Continue along the road before taking the last turn on the left into Colthouse Lane. The road turns sharp right and the property is situated after the cottages, the second of the first pair of houses on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/topmost.photo.respected>



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		109 A
81-91	B	84 B	
69-80	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.

