CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



28 Hest View Road

Ulverston, LA12 9PH

Offers In The Region Of £325,000

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A spacious and versatile four-bedroom family home offering well-proportioned accommodation, a generous lounge, kitchen, useful utility room and a bright sun room, together with a ground-floor bathroom. To the first floor are four bedrooms and a further bathroom, providing excellent flexibility for modern family living. The property also benefits from a driveway, garage/carport with electric roller door, additional outbuilding with power, boarded and insulated attic space, and a recently laid decking area with hot tub included. With gas central heating, double glazing and several extensions, the property offers excellent potential and would suit buyers seeking a substantial home with useful additional space.

Entering through the front door, you are welcomed into the entrance hall, providing access to the principal ground-floor accommodation and stairs rising to the first floor.

The spacious lounge is positioned to the front of the property and provides a comfortable main reception room. A feature gas fire creates a focal point, while the front-facing windows allow plenty of natural light into the room.

From the lounge, the property leads through towards the separate dining area. This generous space provides an ideal setting for family meals and entertaining, while also offering useful access towards the kitchen and the property's additional accommodation.

The kitchen is fitted with a range of wall and base units, with a modern gas oven installed approximately 12 months ago. The layout provides practical preparation and storage space, while the adjoining areas add further flexibility to the ground floor.

Leading from the main living accommodation is the impressive sun room, which provides a bright and versatile additional reception space. With its generous proportions and outlook towards the garden, this room could be used as a family room, sitting room, entertaining space or home office.

The ground floor is further complemented by a useful utility room, added in approximately 2024, providing practical space for laundry and household appliances. A ground-floor bathroom also adds considerable convenience for family living.

To the first floor, the landing provides access to four bedrooms. The accommodation offers a good variety of room sizes and layouts, with the additional bedroom benefiting from the property's later extension.

The first floor is completed by a family bathroom, providing essential facilities for the bedrooms.

The property also benefits from a boarded and insulated attic space, with the exception of a shallow section of the eaves, providing useful additional storage.

Externally, the property offers a range of useful features. There is a garage/carport area with power and an electric roller door, together with a separate outbuilding that also benefits from electricity. The decking area was installed in 2024 and provides an excellent space for outdoor seating and entertaining, with the hot tub included and recently serviced.

Overall, this is a spacious and adaptable home offering excellent family accommodation, useful extensions and a variety of outdoor facilities.

Entrance Hall
7'4" x 4'8" (2.246 x 1.440)

Living Room
17'10" x 11'5" (5.449 x 3.501)

Kitchen
14'4" x 8'0" (4.394 x 2.458)

Utility
8'4" x 3'8" (2.544 x 1.137)

Bathroom (Ground Floor)
8'5" x 5'10" (2.569 x 1.792)

Sun Room
18'8" x 11'10" (5.690 x 3.630)

Landing
7'10" x 5'11" (2.398 x 1.828)

Bedroom One
17'3" x 11'2" (5.274 x 3.408)

Bedroom Two
14'0" x 8'2" (4.284 x 2.495)

Bedroom Three
9'10" x 8'3" (3.007 x 2.522)

Bedroom Four
6'11" x 5'11" (2.124 x 1.827)

Family Bathroom (First Floor)
6'0" x 5'11" (1.831 x 1.804)

Garage/Car Port
13'0" x 9'2" (3.966 x 2.809)

Outbuilding
11'0" x 6'5" (3.375 x 1.974)



- Spacious and versatile four-bedroom family home
- Ground-floor extension dating from approximately 1999
- Hot tub included and recently serviced
- Integral Garage
- Excellent range of internal and external storage
- Council Tax Band - C

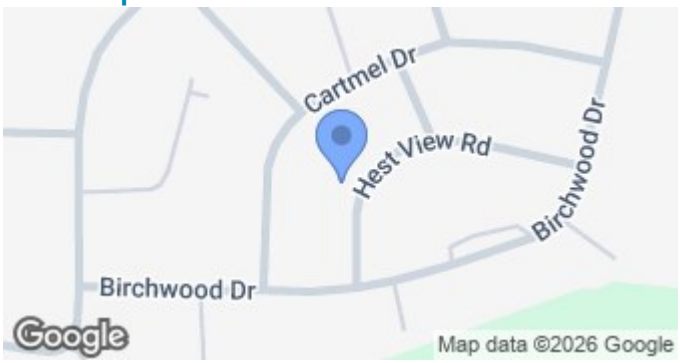








Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

