



2 East Drive

Ulverston, LA12 0UB

Offers In The Region Of £450,000



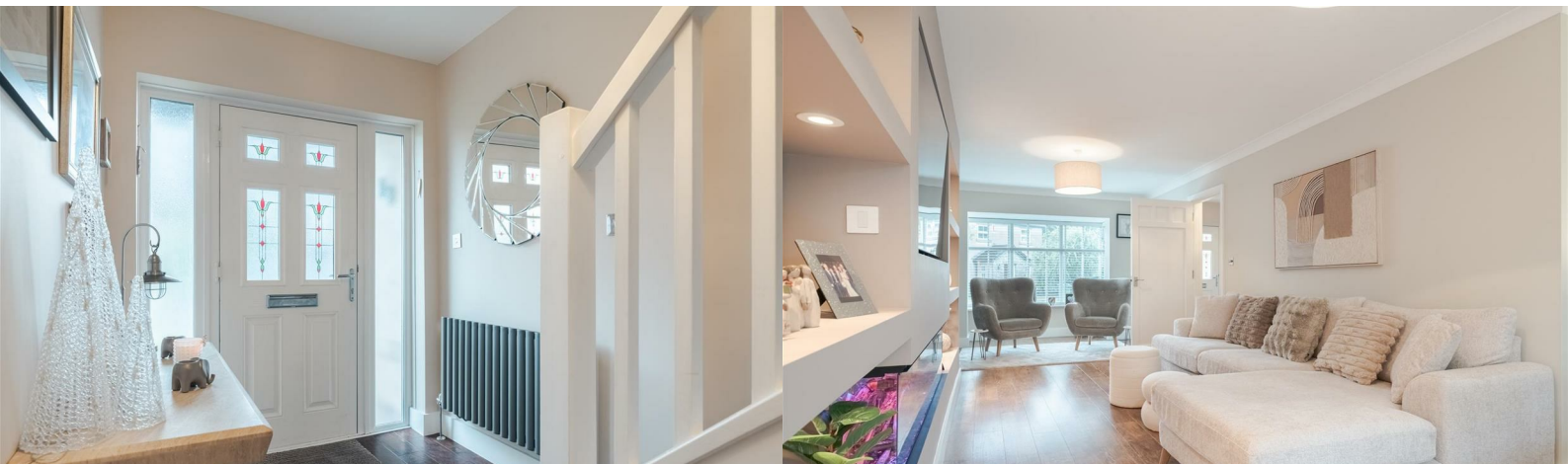
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Nestled in the charming Birkrigg Park, this delightful detached home on East Drive offers a perfect blend of modern living styles. Built in 2002, the property boasts a contemporary design that caters to the needs of all. The property benefits from a beautiful garden space and parking for up to three vehicles.

Step through the front door into a bright and welcoming entrance hall, where the home's modern finish and tasteful décor are immediately apparent.

To the front of the property is the beautifully presented lounge, a stylish and comfortable space that flows seamlessly into the dining area at the rear. This impressive open-plan lounge/diner has been recently enhanced with a contemporary media wall and a full redecoration completed in December, creating a superb space for both everyday living and entertaining. French doors open directly onto the landscaped rear garden, allowing natural light to flood the room and providing an effortless connection between indoor and outdoor living.

The kitchen has been thoughtfully updated approximately five years ago. It features granite worktops, induction hob, electric fan oven(s), and a range of modern cabinetry, offering a practical and elegant cooking space.

An internal door leads directly into the integral garage, which provides excellent storage and utility space. The garage houses the washing machine and a useful sink, while the up-and-over garage door offers easy access from the driveway. A convenient ground floor WC is positioned off the hallway.

Upstairs, the landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from a recently replaced en-suite shower room, finished to a high standard. The remaining bedrooms are served by the stylish family bathroom, which was completely renewed around three years ago and includes a modern suite with quality fittings. A useful storage cupboard is also located off the landing.

Outside, the rear garden has been extensively improved and landscaped, creating a superb outdoor retreat. The patio has been redesigned to provide attractive seating and entertaining areas, and a pergola was added last year, making the garden particularly enjoyable throughout the warmer months. A raised vegetable patch is positioned close to the house, ideal for those who enjoy growing their own produce.

The property also benefits from a gas central heating system with a combi boiler, an insulated and part-boarded loft providing additional storage, external water points to both the front and rear, and an external electric socket to the rear garden.

Beautifully decorated throughout and thoughtfully updated by the current owners, this detached four-bedroom home offers stylish, move-in-ready accommodation with excellent family living space both inside and out.

Entrance Hall

19'9" x 6'6" (6.04 x 1.99)

Lounge

21'9" x 10'5" (6.64 x 3.19)

Diner

8'9" x 14'0" (2.69 x 4.29)

Ground Floor WC

2'9" x 5'10" (0.84 x 1.79)

Kitchen

14'4" x 12'2" (4.38 x 3.71)

Garage

18'6" x 8'9" (5.66 x 2.69)

First Floor Landing

3.70 x 3.08

Bedroom

9'10" x 13'11" (3.01 x 4.25)

Bedroom

10'5" x 7'4" (3.18 x 2.24)

Bedroom

11'3" x 12'4" (3.45 x 3.78)

Bedroom

11'10" x 8'11" (3.62 x 2.72)

Bathroom

5'10" x 7'8" (1.78 x 2.34)

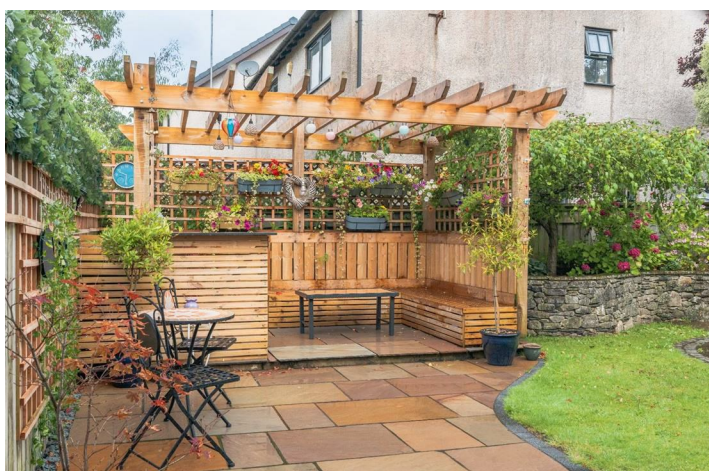
En-Suite

3'11" x 5'4" (1.21 x 1.65)

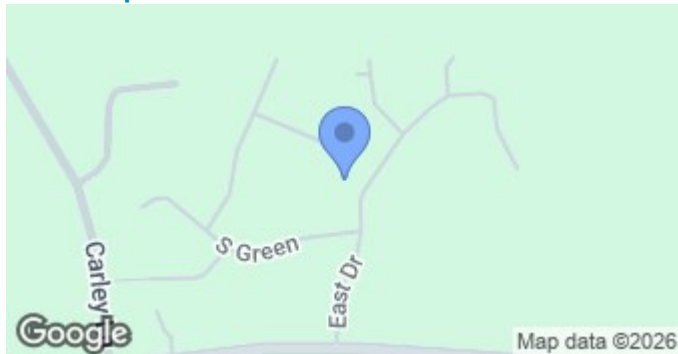


- 4 Bedrooms
- Light and Generous Garden
 - Close to Ulverston
- Fantastic Condition Throughout

- Detached Home Built 2002
- Private Green Location
- Off Road Parking and Garage
 - Council Tax Band - E



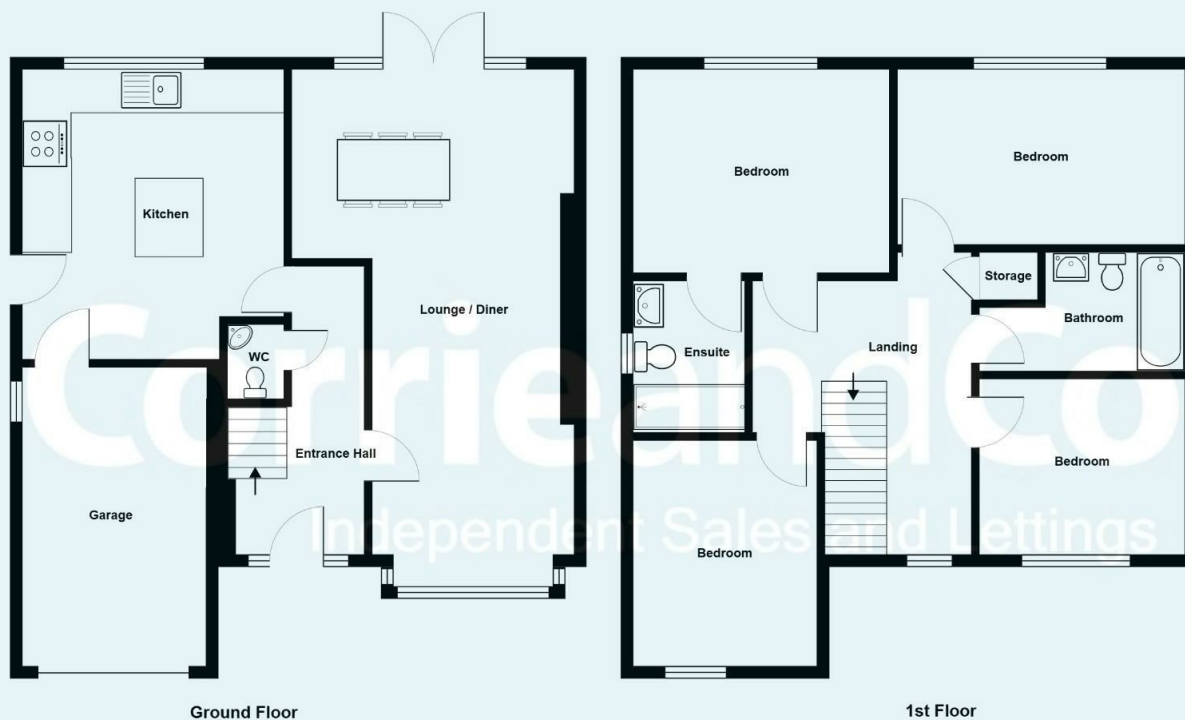
Road Map



Terrain Map



Floor Plan



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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.

