

FREEHOLD



OAKWOOD DRIVE, ULVERSTON, LA12 9JY

£310,000

FEATURES

Extended, Family Sized
Semi-Detached

Highly Sought-After
Croflands Estate

Local Occupancy
Restrictions Apply

Gas CH & UPVC Double
Glazing

Hallway & Lounge With
Multi-Fuel Burner

Dining Room &
Study/Bedroom

Modern Kitchen & Four
Piece Bathroom

Four Good Sized
Bedrooms

Double Off-Road
Parking To Front

Enclosed Low
Maintenance Garden
To Rear



1



2



5



Off Road
Parking



Situated in the heart of the ever-popular Croftlands Estate, this attractive and extended, local occupancy semi-detached family home occupies a highly convenient location within easy walking distance of local shops, well-regarded schools, regular bus routes and the Leisure Centre. Offering spacious and versatile accommodation throughout, the property is ideally suited to first-time buyers, growing families or those seeking flexible living space, with double off-road parking to the front. Well-presented throughout, the home benefits from a gas central heating system, uPVC double glazing, contemporary décor and modern lighting. Comprising of entrance hallway, lounge with woodburning stove, separate dining room, modern fitted kitchen and an extension providing a further reception room or a ground floor bedroom. To the first floor are an additional four generously proportioned bedrooms, together with a spacious four-piece family bathroom. Externally, the property enjoys an enclosed rear garden offering a safe and private outdoor environment with ample space for outdoor dining and children's play. Realistically priced and offering an excellent opportunity to acquire a spacious family home in one of the area's most sought-after residential locations, early viewing is strongly recommended to fully appreciate the size, flexibility and potential this impressive property has to offer.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Stairs to first floor with under stairs storage, open to kitchen and door to:

LOUNGE

12' 5" x 12' 1" (3.78m x 3.68m)
Multifuel burner set on slate plinth, brick inset and wooden mantle, wood effect laminate flooring, radiator and uPVC double glazed window to front.
Open double doorway to:

DINING ROOM

10' 2" x 10' 7" (3.1m x 3.23m)
Wood laminate flooring, radiator and uPVC French style double glazed double doors to rear garden.
Door to:

BEDROOM

9' 4" x 11' 5" (2.84m x 3.48m)
UPVC double glazed sliding patio doors to rear garden and radiator.

KITCHEN

6' 10" x 7' 9" (2.08m x 2.36m)
Fitted with a base, wall and drawer units with contrasting worktop over incorporating stainless steel sink with mixer taps and splash back.
Integrated electric double, under counter oven and electric hob with cooker hood over. Understairs area housing wall mounted combination boiler for the hot water and heating system and uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to four bedrooms and bathroom and uPVC double glazed window to side.

BEDROOM

12' 5" x 10' 7" (3.78m x 3.23m)
Double room with radiator and uPVC double glazed window to front.

BEDROOM

9' 4" x 11' 4" (2.84m x 3.45m)
Double room with uPVC double glazed window to rear and radiator.

BEDROOM

8' 7" x 7' 10" (2.62m x 2.39m)
Single room with radiator and uPVC double glazed window to front.



BEDROOM

10' 0" x 7' 1" (3.05m x 2.16m)

Further single room with uPVC double glazed window to rear.

BATHROOM

Four-piece suite comprising of low level, dual flush WC, vanity unit housing wash hand basin with mixer tap and cupboards under, panelled bath with mixer taps and corner shower cubicle. Modern panelling to walls, opaque uPVC double glazed window and spot lights to ceiling.

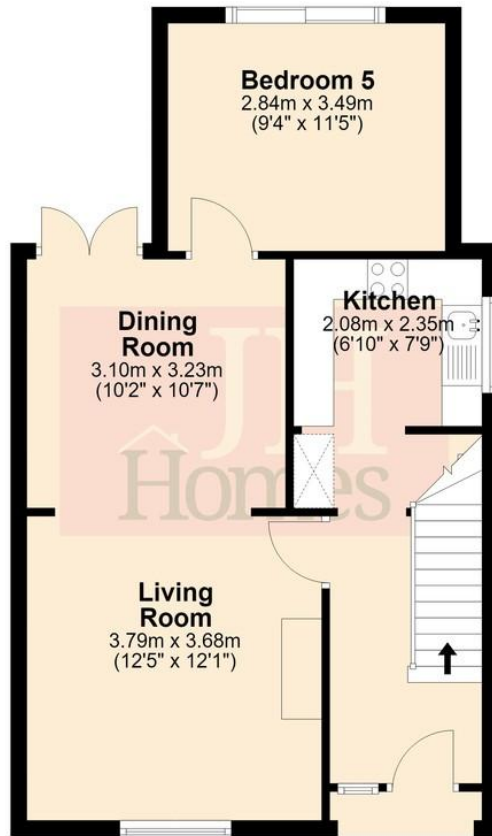
EXTERIOR

Double off-road parking to the front. Side aspect access to the rear garden which is laid mostly to artificial turf with a patio and is enclosed for privacy considerations.



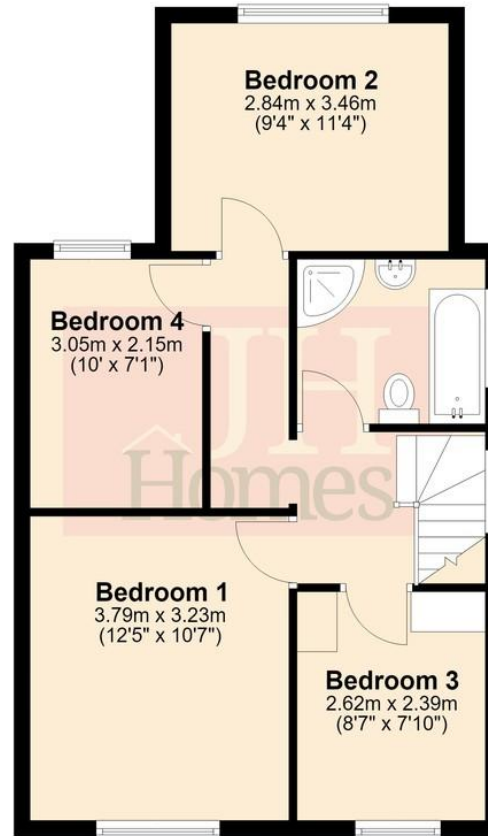
Ground Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.7 sq. feet)



Total area: approx. 99.2 sq. metres (1067.5 sq. feet)

Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE: The property is subject to a Cumbria wide local occupancy clause. Contact the office for further information.

DIRECTIONS:

From the Coronation Hall proceed across at the traffic lights onto Victoria Road and proceed under the railway bridge where the road becomes Park Road. At the junction turn right onto Priory Road and continue past the Co-Op and turn right onto Oakwood Drive where the property can be found on the right-hand side. The property can be also found with the following "what3words" <https://w3w.co/summit.strike.firms>

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.