

FREEHOLD



13 ELLIS WOOD, PENNY BRIDGE, ULVERSTON, LA12 7QU

£475,000

FEATURES

Excellent Detached Family Home

Popular & Convenient Village Location

Well Presented Throughout

Open Plan Living/Dining Room

Modern Fitted Kitchen With Appliances

Utility Room & Integral Garage

UPVC Double Glazing & Gas-Fired Central Heating System

Four Bedrooms & Master En Suite

A Great Home Perfect For A Range Of Buyers

Popular Village With Excellent Main Road Access



 2  1  4  Garage, Off Road Parking



We are pleased to bring to the market this detached family Home situated in a small cul-de-sac development to the edge of the village built by reputable local contractors Leck Construction. The property represents an excellent detached home suitable for a range of buyers, including the family purchaser. There is uPVC double glazing and a gas central heating system, and provides comfortable accommodation in this most pleasing location. Set on a pleasant plot with a brick set driveway offering parking and access to the integral garage, with front garden and access to either side leading to a pleasant rear garden. The accommodation comprises of an entrance hall, lounge, dining room, kitchen, utility room and garage, to the first floor there are four bedrooms (main ensuite) and a family bathroom. Reluctantly offered for sale due to relocation. The excellent location offers walks from the doorstep and convenient access to village amenities including a primary school and church with numerous other amenities available in the adjacent village of Greenodd. In all a great home in a popular location with early viewing invited.

The Property is accessed through a modern composite double-glazed door with an open shelter porch. Opening into:

ENTRANCE HALL

Light neutral décor, a radiator, coat hooks and staircase to the first floor. There is a wood grain laminate flooring which extends from the hall into the adjacent lounge/dining room and kitchen, with a wooden internal door to:

LOUNGE

19' 4" x 12' 6" (5.89m x 3.81m)

A well-proportioned family room that has light attractive decor including feature paper walls to the chimney breast and alcove, modern wall light points and a modern painted fire surround with slate inset, hearth and a living coal flame gas fire. The room has coving to the ceiling, a door to the understairs store, a radiator, rectangular bay window which is uPVC double glazed with fitted blinds to the front looking over the garden and drive. To the rear of the room an arch connects to:

DINING ROOM

10' 5" x 7' 9" (3.18m x 2.36m)

Excellent area with a set of PVC double glazed French doors to the rear, allowing a good degree of natural light and giving access to the rear garden. There is a radiator, light decor including a feature paper wall and open access to:

KITCHEN

8' 1" x 7' 5" (2.46m x 2.26m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating inset single drainer sink with mixer tap and splash back tiling. Electric hob with glass splashback, cooker hood above and electric oven below, integrated dishwasher with the units comprising of cupboards and drawers. UPVC double glazed window offering a pleasant aspect over the rear garden and beyond neighbourhood properties to the surrounding countryside. Open doorway to the adjacent:

UTILITY ROOM

5' 9" x 9' 8" (1.75m x 2.95m)

Continuation of the base units and surfacing from the kitchen, a stainless-steel sink unit with mixer tap, plumbing for a washing machine and a uPVC double glazed window plus half glazed door to the rear. A Worcester boiler for the heating and hot water systems is to the corner, which is on a British gas service contract. High-level circuit breaker control point, radiator and tiled floor. A door gives access to the garage.

FIRST FLOOR LANDING

From the entrance hall, the staircase continues to the first-floor landing. The landing has a pine banister, newel post and spindles, access to the loft and pine internal doors to the bedrooms and bathroom.

BEDROOM

16' 4" x 9' 0" (4.98m x 2.74m)

Generous double bedroom with a uPVC double glazed dormer window to the front offering a pleasant aspect to the cul-de-sac beyond, driveway and garden. Complete with a radiator, coving to the ceiling and a door to a built-in wardrobe with twin hanging rails. Adjacent door to:

ENSUITE

Fitted with a three-piece suite in white comprising of a walk-in shower cubicle with thermostatic shower, a WC with pushbutton flush and pedestal wash hand basin with mirror fronted bathroom cabinet above. Tiling to the floor, uPVC double glazed pattern glass window, extractor fan and full tiling to the walls, including the shower cubicle in a grey finish with a central border tile. Complete with inset lights to the ceiling and a chrome ladder style towel radiator.

BEDROOM

14' 3" x 8' 10" (4.34m x 2.69m)

Situated to the front of the property with a uPVC double glazed window, radiator and neutral decor.

BEDROOM

10' 6" x 9' 1" (3.2m x 2.77m)

Further double bedroom to the rear with a uPVC double glazed window offering a fabulous aspect beyond the neighbouring properties and gardens, over the surrounding woodland and Lakeland Hills in the distance. Complete with a radiator and light neutral décor.

BEDROOM

6' 8" x 6' 2" (2.03m x 1.88m)

Situated to the front of the property and currently used as a craft room, it would make an excellent single bedroom or home office etc. It has a uPVC double glazed window to the front and a useful storage cupboard over the stairs.

BATHROOM

Fitted with a modern three-piece suite in white comprising of a pedestal wash hand basin with mixer tap, tiled splashback and mirror above with an electric shaver point to the side. WC, bath with a glazed shower screen and over bath shower, plus tiling around the shower, bath area and half the remaining walls. UPVC double glazed pattern glass window, a radiator with towel rail above, extractor fan, light blue decor and wood grain effect laminate flooring.

GARAGE

18' 10" x 9' 4" (5.74m x 2.84m)

Good size single garage with electric light and power points and Up and Over door with loft storage area above.

EXTERIOR

To the front of the property there is a brick sett driveway offering parking and access to the garage. With a laurel hedge to the front, a banked lawn and mature tree, plus a lower mature and well-presented border stocked with a variety of plants. Wood edging and lower seating area in front of the bay window to the lounge, plus access to either side leading to the rear garden. The rear garden has access from the French doors in the dining room. There is a flagged patio seating area, wooden storage shed with dryer, plus lawn and vegetable garden areas as well as a modern greenhouse. A lower pergola to the side of the garden offers a further seating area. The garden has pleasant sunny aspects and is a compliment to this comfortable home.



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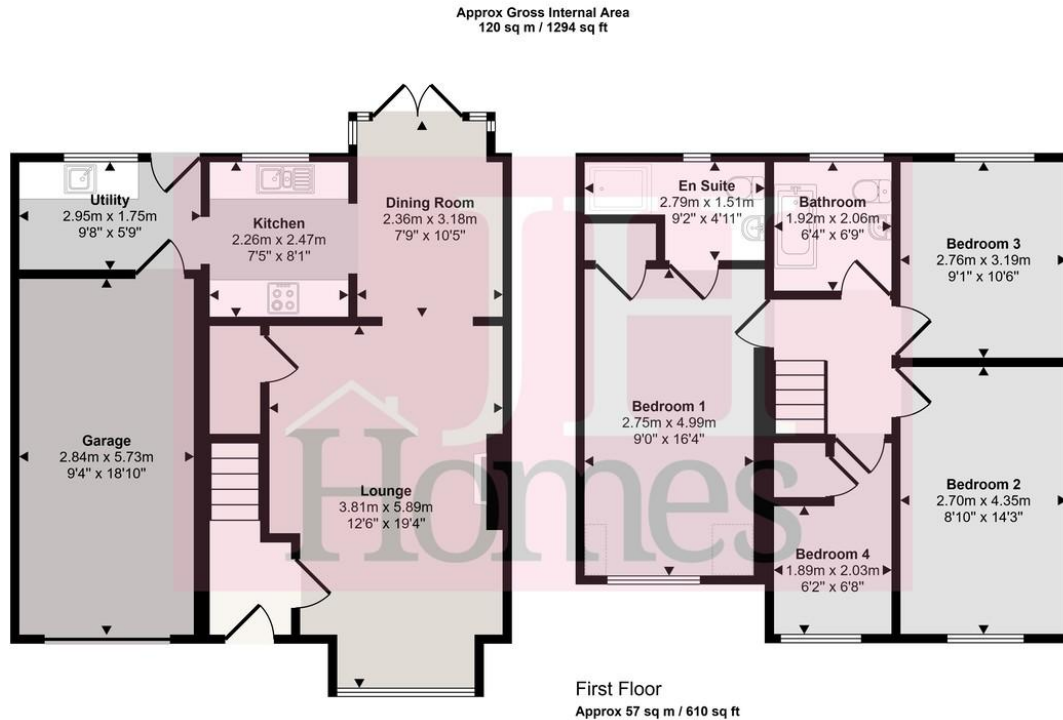
contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: TBC
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Leaving Ulverston along the A590, turn left at the roundabout when reaching Greenodd. Follow the main road round to the right and take the acute turn on the left onto Oak Vale, up the incline past the Britannia Public House and further up the road heading towards the Church. Turn left into Ellis Wood and the property is situated on the right. It can also be found by using the following "What Three Words" <https://w3w.co/chase.redeemed.knees>



Ground Floor
Approx 64 sq m / 684 sq ft

Denotes head height below 1.5m

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		
81-91	B		
69-80	C	69 C	75 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.

