



7 Monument Way

Ulverston, LA12 9SY

Offers In The Region Of £385,000



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An exceptional 4-bedroom detached home on the sought-after Lund Farm estate, boasting a private, mature rear garden with patio, raised lawn, and a versatile garden cabin—ideal as a home office, studio, or retreat. The property also benefits from off-road parking, a detached garage, and views towards the iconic Hoad Monument. Highlights include a spacious lounge, light-filled conservatory, ground floor WC, utility room, and an en suite to the master bedroom. Thoughtfully designed for modern family living, this home combines practicality with a touch of luxury. Early viewing is highly recommended.

Approached via a charming front garden with a pathway leading to the entrance and side access to the rear garden, this home invites you into a well-proportioned entrance hall. The hall provides access to the stairs, a convenient WC, lounge, kitchen, and dining room, as well as a useful under-stair storage cupboard.

The lounge features a contemporary floating electric fireplace and a lovely bay window, creating a bright and welcoming space. The dining room serves as a versatile second reception room with access to both the conservatory and kitchen. The conservatory itself enjoys wrap-around windows, a vaulted glass ceiling, and French doors opening onto the rear garden—perfect for relaxing or entertaining.

The kitchen is fitted with a range of beech-toned base and wall units complemented by grey laminate worktops. Integrated appliances include a hob, sink, and double oven, with space for a dishwasher and fridge. Just off the kitchen, the utility room provides coordinating base and wall units, a sink, space for a washing machine and dryer, and access to the side aspect of the property.

Ascending to the first floor, you'll find four tastefully decorated bedrooms. The master bedroom boasts a modern three-piece en suite shower room, while the family bathroom offers a stylish three-piece suite comprising a 'P' shaped bath with over-bath shower attachment and waterfall mixer tap, low-level dual flush WC, and a wash basin.

Externally, the mature and well-maintained rear garden features a patio area, raised lawn, and colourful flower beds. A highlight of the garden is the fabulous detached cabin, ideal as a home office, den, or private retreat. A rear gate leads directly to the driveway and detached garage.

Entrance Hall

6'5" x 8'11" (1.976 x 2.731)

Lounge

14'3" x 11'2" (4.350 x 3.428)

Dining Room

9'5" x 13'4" (2.891 x 4.069)

Kitchen

9'2" x 9'8" (2.800 x 2.964)

Conservatory

10'4" x 10'10" (3.174 x 3.322)

Utility Room

6'5" x 5'8" (1.967 x 1.742)

Ground Floor WC

3'5" x 6'4" (1.050 x 1.938)

Landing

13'8" x 4'7" (4.181 x 1.422)

Bedroom One

14'3" x 11'5" (4.351 x 3.490)

En Suite Shower Room

6'4" x 5'8" (1.937 x 1.739)

Bedroom Two

9'8" x 9'3" (2.951 x 2.822)

Bedroom Three

7'5" x 9'4" (2.269 x 2.855)

Bedroom Four

8'10" x 6'8" (2.708 x 2.041)

Family Bathroom

6'1" x 5'11" (1.857 x 1.817)

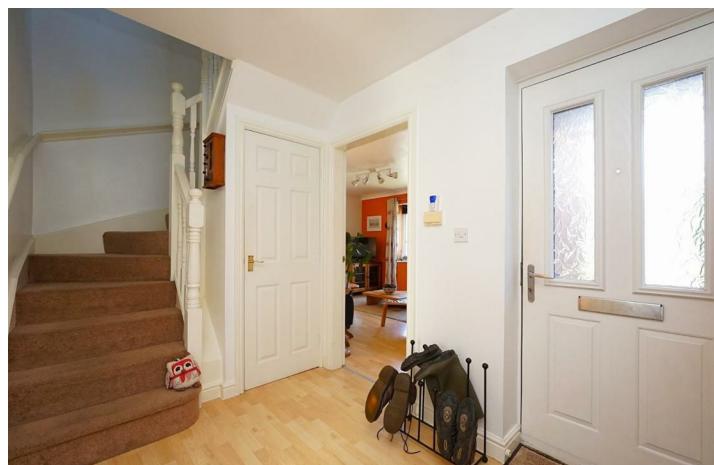
Garden Cabin

10'9" x 7'5" (3.280 x 2.277)



- Superb Detached Family Home
- Views Towards The Hoad
- Private Garden with Cabin
- Council Tax Band - E

- Popular Residential Location
- Off Road Parking & Garage
- Utility Room & GF WC



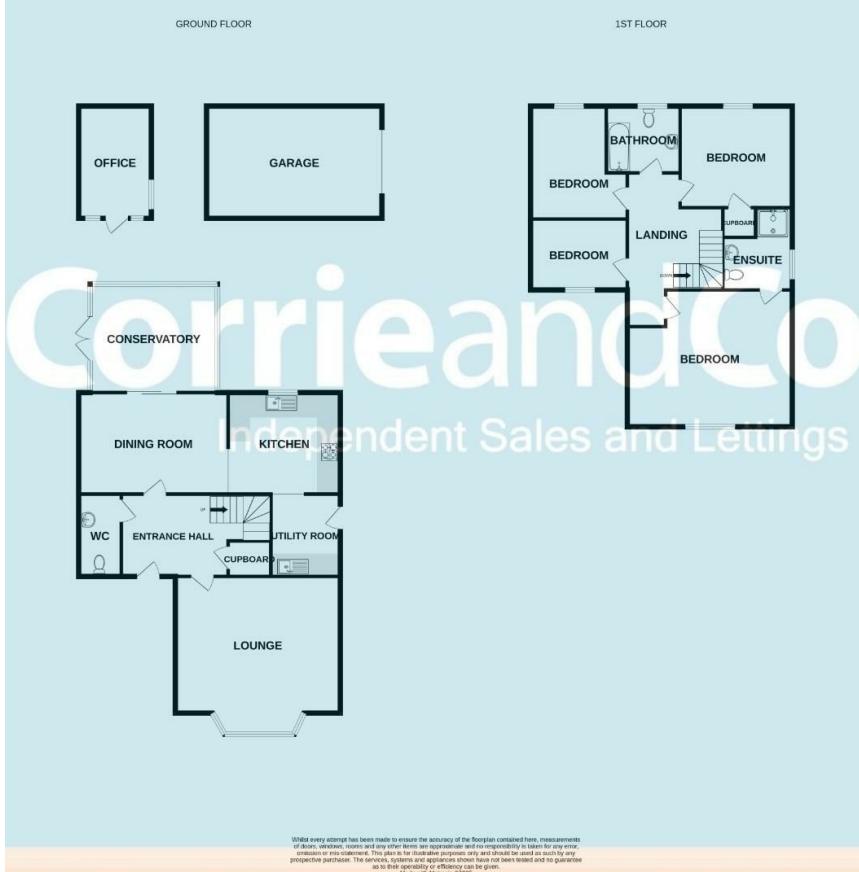
Road Map



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.

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

Band	Current (%)	Potential (%)
A	2	88
B	10	76
C	20	
D	25	
E	20	
F	10	
G	3	

Not energy efficient - higher running costs