

FREEHOLD



31 SPRINGFIELD PARK ROAD, ULVERSTON, LA12 0EQ

£475,000

FEATURES

Excellent Detached Family Home

Popular & Convenient Location

Well Presented With Light Neutral Decor

Lounge & Family Sitting Dining Room

Kitted Kitchen With Appliances

Four Bedrooms - Master With Ensuite & Dressing Area

Modern Family Bathroom

GSCH System & UPVC DG

Excellent Parking & Garage

Attractive Garden & Very Popular Location



Garage,
Off Road
Parking



Stunning detached family Home in this excellent and most popular location. Offering a comfortable family home presented to a good standard and set on an attractive plot with excellent parking to the front, integral garage and attractive garden to the rear. Comprising of porch, hall, lounge, open plan family/dining room and fitted kitchen to the ground floor with four bedrooms, the master having a dressing area and en-suite and family bathroom. Complete with gas central heating system and uPVC double glazing. The location offers easy access to local schools and is within walking distance to Ulverston town centre and sought after amenities including the railway station. This is a popular and sort after residential location at this great home is both recommended and invited for early viewing.

Accessed over the spacious drive to a set of PVC double glazed French doors opening to:

PORCH

6' 2" x 1' 9" (1.88m x 0.54m)

Tiled floor and wooden door with leaded pattern glass panes opening to:

ENTRANCE HALL

6' 1" x 13' 10" (1.85m x 4.22m)

Stairs to first floor and door to under stairs store. Woodgrain effect laminate flooring, radiator behind cover and doors to family room and lounge.

LOUNGE

14' 2" x 10' 7" (4.33m x 3.25m) plus Bay

Well-proportioned room with light attractive neutral decor, central fireplace feature with slate hearth, stone inset and wooden mantle shelf housing a multi fuel stove and uPVC double glazed bay window to front overlooking the garden area.

SECONDARY RECEPTION ROOM

11' 3" x 11' 11" (3.43m x 3.64m)

Set of PVC double glazed French doors and windows opening to rear garden, central fireplace with the conglomerate style inset and hearth, wooden fire surround and housing living coal flame fire and alcove recesses to either side with shelving. Radiator, picture rail and wood grain laminate flooring.

DINING AREA

8' 2" x 8' 7" (2.49m x 2.63m)

Open access to the adjacent kitchen, set of PVC double glazed French doors opening to rear garden and wood grain effect laminate flooring.

KITCHEN

8' 9" x 9' 0" (2.67m x 2.76m)

Fitted with a modern range of base, wall and drawer units with light patterned work surface over incorporating sink and drainer with mixer tap and matching up stands. Integrated appliances include electric oven, hob with splash back and cooker hood over, dishwasher and fridge. Door to garage/utility and radiator.

FIRST FLOOR LANDING

Three-quarter landing with access to three bedrooms and bathroom to one side and the master suite to the other.

MASTER BEDROOM

8' 8" x 12' 4" (2.64m x 3.76m)

Double room with two uPVC double glazed windows, the rear window offering a lovely aspect over rooftops towards Hoad Monument and surrounding hills in the distance. Wood grain laminate floor flooring and open access to dressing room.

DRESSING ROOM

8' 7" x 6' 4" (2.62m x 1.94m) widest points

Door to en suite shower room.

ENSUITE

8' 7" x 3' 9" (2.62m x 1.14m)

Fitted with a three piece suite comprising of shower cubicle, WC with push button flush and wash hand basin with mixer tap, mirror above and storage cupboard under. Ladder style radiator, tiling to floor, inset lights to ceiling, uPVC double glazed window and extractor fan.

BEDROOM

12' 7" x 10' 7" (3.85m x 3.25m) plus Bay

Double room with coving to ceiling, radiator and uPVC double glazed bay window offering an aspect down to the front garden and beyond neighbouring properties towards woodland.

BEDROOM

12' 6" x 11' 11" (3.81m x 3.63m)

Further double room with radiator, uPVC double glazed window which offers a fabulous aspect over the rooftops of neighbouring properties towards Hoad Monumental and surrounding hills.

BEDROOM 4 / STUDY

7' 10" x 8' 9" (2.40m x 2.67m)

A good single bedroom currently used as a study. It has a radiator and PVC double glazed window with a pleasant outlook as the other rooms to the rear.

BATHROOM

7' 9" x 6' 5" (2.38m x 1.96m)

Modern three-piece suite in white comprising of bath with glazed shower screen, shower over with fixed rain head and flexi-track spray and mixer tap, wash hand basin with mixer tap and storage cupboard under and matching unit to the side with concealed cistern WC. Modern panelling to walls and ceiling with inset lights, extractor fan, grey ladder style towel radiator, uPVC double glazed window with pattern glass and tile effect floor.







EXTERIOR

To the front of the property is an excellent brick set drive offering ample parking which is then extends to a path leading to the front door. There is a front area of lawn with young cherry trees and a young beach tree hedge to the perimeter. A gate leads to the left-hand side for access to the rear, and to the right of the drive is an area of lawn with two apple trees and further shrubs and bushes. To the rear is a pleasant sunny and enclosed rear garden with mature trees shrubs and bushes with grass areas and a pergola with shingles creating a pleasant seating space. Complete with patio to the rear of the family room with access to the side housing an excellent storage area with garden storage shed and space for bins etc. To the far side again there is a further and gated access to the front and a useful wooden garden storage shed.

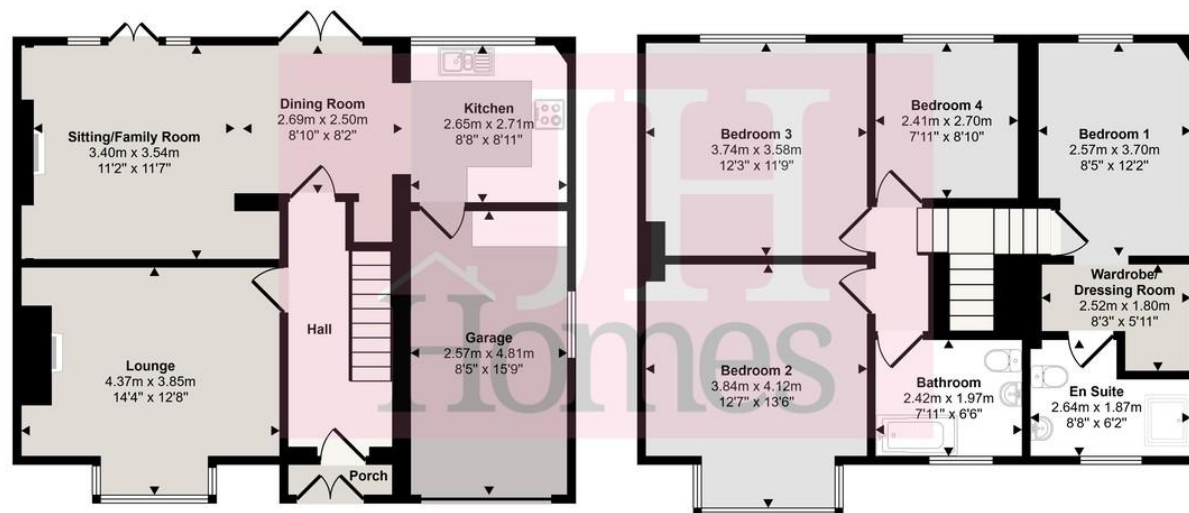
GARAGE/UTILITY

9' 0" x 16' 2" (2.75m x 4.95m)

UPVC double glazed window to side, pair of wooden doors to the front and workbench with space and plumbing for washing machine and freezer. Wall mounted Valliant gas boiler for the heating and hot water systems, electric light and power.



Approx Gross Internal Area
134 sq m / 1446 sq ft



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.

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GENERAL INFORMATION

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

DIRECTIONS:

From the office of J H Homes proceed up the cobbled market street, turn left onto Queen St and at the traffic lights proceed straight across onto Springfield Road. Continue past the UVHS School and Sixth Form. Turning opposite into Lyndhurst Road at the top of the road it bears to the left and joins Springfield Park Road. The property can also be found by using the following "What Three Words" <https://what3words.com/symphony.incisions.hurricane>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.

