



£450,000

41 Birkett Drive, Ulverston, LA12 9LS

Situated in one of Ulverston's most desirable and sought-after residential areas, this exceptional four-bedroom detached family home has been thoughtfully renovated to an impeccable standard, offering stylish, contemporary living perfectly suited to modern family life.

From the moment you arrive, the property exudes quality and care, including elegant herringbone-style Karndean flooring, oak panelled doors and the kitchen, supplied by Rosendale Interiors showcases a sleek range of high-quality white fitted units complemented by premium integrated Bosch appliances including an oven, induction hob, fridge.

Early viewing is highly recommended to fully appreciate this exceptional home!



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Ultrafast  
Broadband



Off Road  
Parking

### Quick Overview

Exceptional Four Bed Detached Home  
Sought After Residential Area  
Renovated To An Impeccable Standard  
Beautifully Presented Front Lounge  
Impressive Open-Plan Kitchen Diner  
Separate Utility Room  
Two Modern Family Bathrooms  
Impressive Size Landscaped Garden  
Large Garage and Off Road Parking  
Ultrafast Broadband Available

Property Reference: ULV1040



Living Room



Living Room



Dining Area



Kitchen Area through to Dining Room

From the moment you arrive, the property exudes quality and care. A spacious front porch with tiled flooring leads into a beautifully presented entrance hallway, where elegant herringbone-style Karndean flooring, oak panelled doors, and staircase leading to the upper floor immediately set the tone for the rest of the home.

The ground floor layout has been designed with both flexibility and family living in mind. Bedroom four offers versatility as a generous guest bedroom, home office, or second reception room-ideal for growing families or those working from home. A well-appointed and tastefully finished family shower room features a double walk-in gas powered shower, wash basin, and WC, combining practicality with contemporary design.

The master bedroom is a standout feature-an inviting and tranquil retreat complete with floor-to-ceiling fitted wardrobes and white faux wood taped shutter style blinds offering both luxury and functionality.

To the front of the property, the impressive lounge provides a warm and welcoming space for relaxation and entertaining. Bathed in natural light from dual-aspect windows overlooking the front garden, this elegant room is centred around a stylish gas log-burning fire, creating a cosy yet sophisticated atmosphere for family evenings.

At the heart of the home lies the stunning open-plan kitchen diner-perfectly designed for modern family living and entertaining. Flooded with natural light, this beautiful space features patio doors that open onto the rear garden, seamlessly blending indoor and outdoor living-ideal for summer gatherings or watching children play.

The kitchen itself, supplied by Rosendale Interiors, showcases a sleek range of high-quality white fitted units, complemented by premium integrated Bosch appliances including an oven, induction hob, fridge, and dishwasher. A further storage/airing cupboard enhances the practicality of this thoughtfully designed space and is beautifully finished with elegant herringbone-style Karndean flooring.

Leading off the kitchen diner is a generously sized utility room, complete with sink base units, worktops, plumbing for a washing machine, and power points for a dryer. It also provides a practical space for storing shoes and muddy boots. A door from the utility room offers convenient access to the rear garden.

To the upper floor are bedrooms two and three, both well-appointed and generously sized double bedrooms, offering scope for further expansion. The tastefully decorated family bathroom is also located on this level and features a bath with overhead electric shower, wash basin, WC and Velux style window.

In addition, there is a good-sized storage cupboard on the landing area along with loft access, which is equipped with lighting and power.



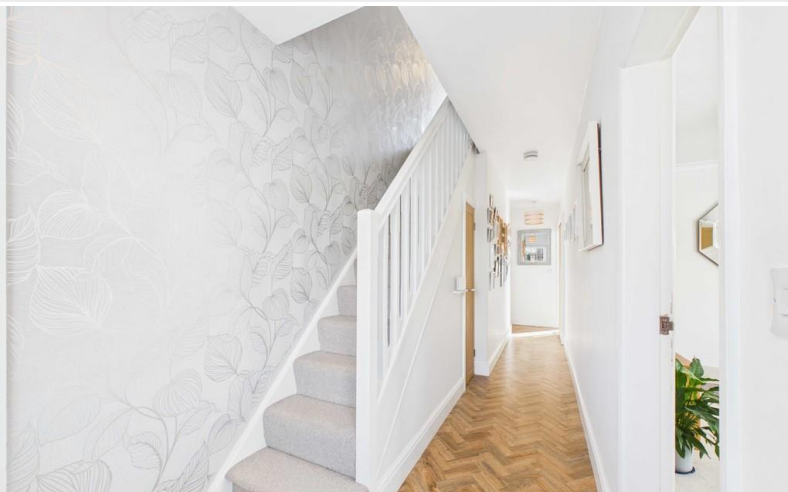
Master Bedroom



Utility Room



Ground Floor Shower Room



Entrance Hallway



Bedroom Two



Landing Area

To the rear of the property is an impressively sized family garden, beautifully landscaped with a variety of plants, shrubs, and decorative chippings, along with multiple seating areas ideal for relaxing and entertaining. A recently laid patio featuring Kotas Blue Indian Limestone tiles adds a touch of luxury and elegance to the outdoor space.

The garden also benefits from a dedicated vegetable patch and a greenhouse, perfect for those with a passion for gardening. Being south-facing, the garden enjoys sunshine throughout the afternoon and into the early evening.

To the side of the garden is a generously sized detached garage complete with a mechanics pit, offering excellent potential as a workshop. Adjacent to this is a large driveway providing ample off-road parking for several vehicles.

Early viewing is highly recommended to fully appreciate this exceptional home!

**Location** Ulverston is the birth place of Stan Laurel and a charming, vibrant market town with excellent links to Barrow in Furness and the A590. This friendly small town is famed for Events and Festivals which include the superb Lantern Procession, Dickensian Festival and Flag Fortnight to name but a few. Complete with delightful cobbled streets, town crier and indoor market. Ulverston enjoys a superb range of amenities including Schools, Doctors Surgeries, Coronation Hall, Railway Station, Library, Post Office, and a good range of shops for everyday essentials and more independent shops plus an excellent choice of Public Houses and Restaurants. Just 20 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere. In short, the lovely town of Ulverston is excellently placed.

What3Words: <https://hazel.proven.glitter>

**Accommodation (with approximate measurements)**

Front Porch

Entrance Hallway

Living Room 14' 5" x 12' 12" (4.39m x 3.96m)

Kitchen Diner 14' 2" x 20' 4" (4.32m x 6.2m)

Utility Room 8' 1" x 10' 2" (2.46m x 3.1m)

Shower Room

Bedroom One ( Master Bedroom) 13' 3" x 11' 2" (4.04m x 3.4m)

Bedroom Four 7' 7" x 8' 6" (2.31m x 2.59m)

Upper Floor

Bedroom Three 11' 6" x 8' 6" (3.51m x 2.59m)

Family Bathroom

Bedroom Two 10' 10" x 11' 10" (3.3m x 3.61m)

Detached Garage 17' 1" x 9' 10" (5.21m x 3m)

Services: Mains gas, water and electricity.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Band D



Upper Floor Bathroom



Bedroom Three



Rear Garden Area



Patio Area and Garden



External rear view

**Material Information** Internal wall knocked down (kitchen through to dining room) when renovated. Vendor advised engineer instructed and certified.

Windows and external doors are all double glazed UPVC with the exception of the front window and porch window

**Viewings** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Anti-Money Laundering Check (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call or request online.



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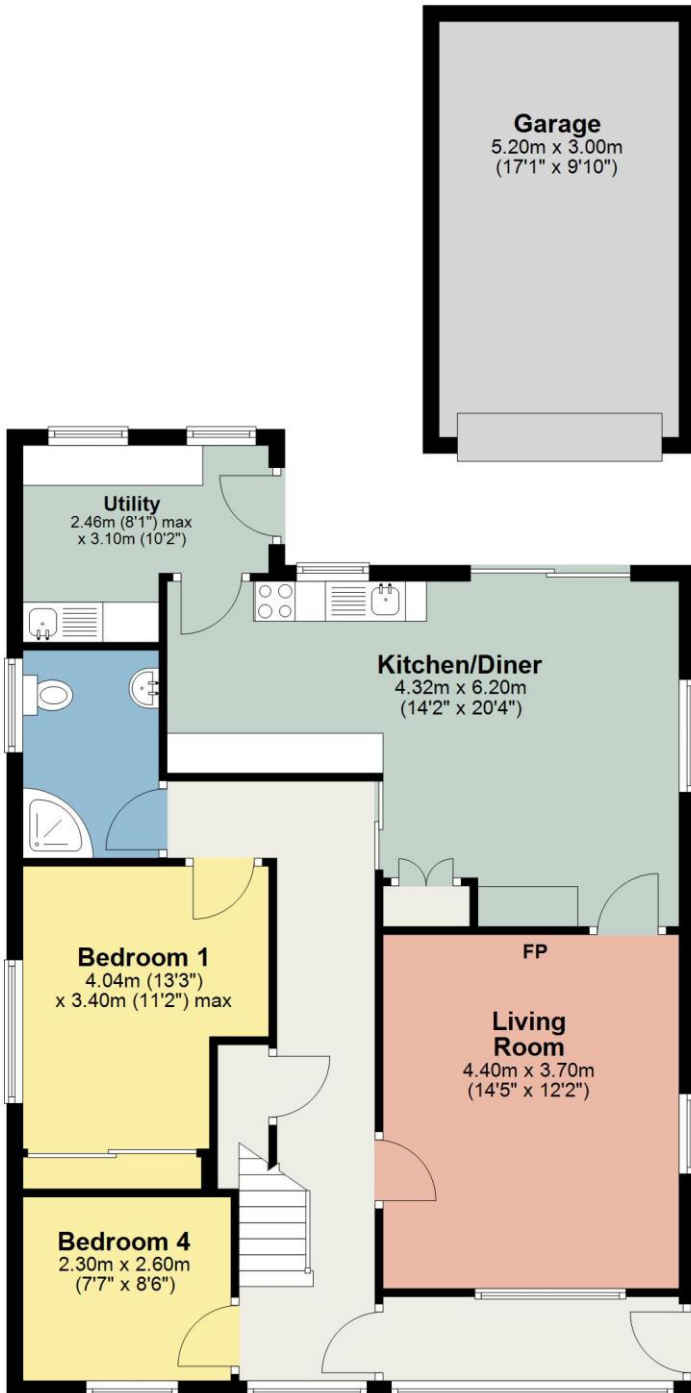


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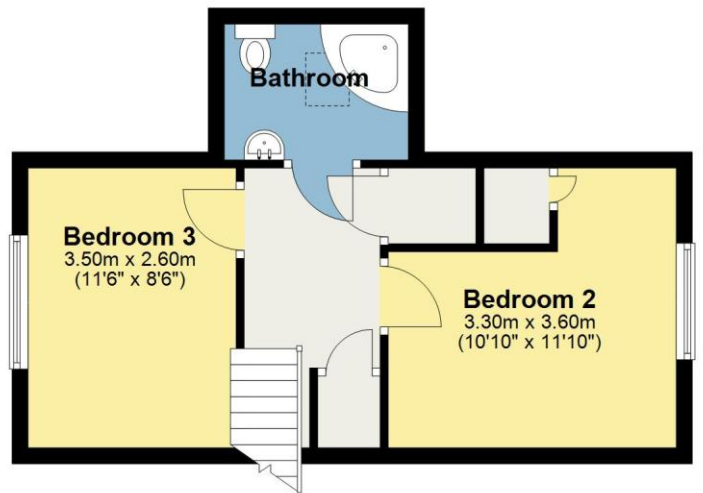
## Ground Floor

Approx. 96.5 sq. metres (1038.4 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.8 sq. feet)



Total area: approx. 128.6 sq. metres (1384.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

**41 Birkett Drive, Ulverston**

Request a Viewing Online or Call