

FREEHOLD



5 BEECH COURT,  
ULVERSTON,  
LA12 0UH

£525,000

FEATURES

- Superb Detached Family Home
- Four Bedrooms - Master En-Suite
- Beautifully Presented Throughout
- Excellent Sized Plot With Lovely Gardens
- Spacious Hall & Lounge With Bay Window
- Stunning Open Plan Dining/Kitchen
- Utility Room & WC
- Four Bed Rooms - Master En-Suite
- Lovely Modern Five Piece Bathroom
- Off Road Parking & Double Garage
- Fantastic Home In This Excellent Location



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Double  
Garage,  
Off Road  
Parking

Fabulous, detached family home situated in a super position to the edge of the popular Birkrigg Park development. Having been lovingly improved and modernised by the current owners over recent months and now very reluctantly offered for sale due to unexpected relocation. The property offers a most stylish and comfortable home that will not disappoint that benefits from a fabulous and spacious garden with excellent off-road parking, an integral double garage. Birkrigg Park is a sought-after development situated to the outskirts of the popular market town of Ulverston. The stylish accommodation comprises hallway, lounge, open plan dining/kitchen, utility and WC, with four bedrooms, the master having an ensuite and a five-piece family bathroom to the first floor. There is double glazing, along with underfloor heating throughout the ground floor. In all this is an excellent property perfect for a range of buyers and must be viewed to be appreciated.

A modern stylish composite double-glazed door.

#### HALL

Staircase to first floor with wooden and glass balustrades, tiled floor and glazed door with glazed side window to kitchen area and matching door to lounge.

#### LOUNGE

18' 5" x 12' 9" (5.61m x 3.89m) max

With a fabulous central media wall with integrated feature electric fire and recess for TV and sound bar, numerous inset LED lights to ceiling, two wall light points. Double glazed windows and a deep double-glazed rectangular bay window to front with fitted blind. A lovely family room.

#### KITCHEN/DINING ROOM

11' 4" x 31' 2" (3.45m x 9.5m)

The heart of this amazing property with tiling to floor, double glazed window to the side and two further double glazed windows to rear overlooking the garden and bifold doors to the garden.

#### Kitchen Area

Comprehensively fitted with a most attractive range of base and wall units and drawer with composite work surface include a matching central island offering breakfast bar space and incorporating ceramic one and a half bowl sink unit with mixer tap. Integrated appliances include a wine cooler, Neff

induction hob with cooker hood over, two built in Samsung ovens including multifunction oven and microwave combination with warming draw under, and a built-in fridge freezer. With inset lights to ceiling and two pendant light points over. The living area has TV bracket to wall, inset lights to ceiling with coving and forementioned bi-folding doors to the deck and garden.

#### DINING AREA

8' 8" x 8' 11" (2.64m x 2.72m)

Flowing directly from the kitchen and has ample space for a family table, inset lights to ceiling and doors to the utility and WC.

#### WC

A recently replaced and upgraded suite comprising of a WC with concealed cistern and push button flush and wash hand basin inset to vanity unit with storage cupboard under and tiled splash back with a tiled floor and double-glazed pattern glass window, recess mirror and light feature above the WC.

#### UTILITY ROOM

A useful area fitted with a range of base and wall cupboards with patterned work surface, stainless steel sink with mixer tap and grey tiled upstands. Recess and plumbing for washing machine,

extractor fan and wall mounted Valiant boiler for the central heating and hot water systems. Door to garage.

#### FIRST FLOOR LANDING

A stylish staircase with glass banister panels opens to the landing. With a double-glazed window, radiator and door to storage cupboard with shelving. Access to all bedrooms and bathroom.

#### MASTER BEDROOM

18' 3" x 12' 9" (5.56m x 3.89m) max

Spacious double room with dual aspect with windows to front and side both with fitted blinds. Built in wardrobes with mirrored fronted doors and matching dresser drawer unit, inset lights to ceiling, door to en-suite.

#### ENSUITE

Comprising of quadrant shower cubicle with flexi track spray and fixed spray head, sink inset to vanity unit with cupboard under and WC with push button flush. Double glazed window to side offering a pleasant outlook over the surrounding countryside with glimpses of Birkrigg in the distance, panelling to ceiling with inset lights and extractor fan. Fully tiled and with marble effect tile to floor and walls.

#### **BEDROOM**

11' 7" x 10' 1" (3.53m x 3.07m)

Double room with dual aspect, double glazed windows to rear and side both offering an attractive outlook to the side over the surrounding farmland with glimpses of Birkrigg in the distance, and to the rear beyond the rear garden with Hoad Hill and Monument in the distance. Radiator and double doors to built-in wardrobe.

#### **BATHROOM**

Fitted with a five-piece suite in white comprising of oval bath with freestanding mixer tap and shower attachment, glazed walk-in shower cubical with fixed rain head shower and flexi track spray, WC with push button flush and vanity unit housing twin wash basin's and mixer taps with storage drawers underneath and matching mirrors with illuminated surrounds above. Full tiling to floor and walls with electric under floor heating and panelling to ceiling with inset lights. Extractor fan, modern chrome towel radiator to wall and double-glazed window to rear offering a beautiful view over the garden and the countryside beyond.

#### **BEDROOM**

10' 2" x 9' 7" (3.1m x 2.92m) max

Benefits from recently laid carpet, mirror fronted built in wardrobes to one wall, radiator and double-glazed windows to rear offering a beautiful view over the rear garden and farmland beyond with Hoad Hill and monument in the distance.

#### **BEDROOM**

9' 10" x 9' 7" (3m x 2.92m) max

A lovely room used as a home office, with attractive décor and panelling to the lower wall. Built-in wardrobe with storage cupboard, drawers





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and open fronted hanging rails. Radiator, double glazed window to front offering a pleasant aspect to the tree line around the property.

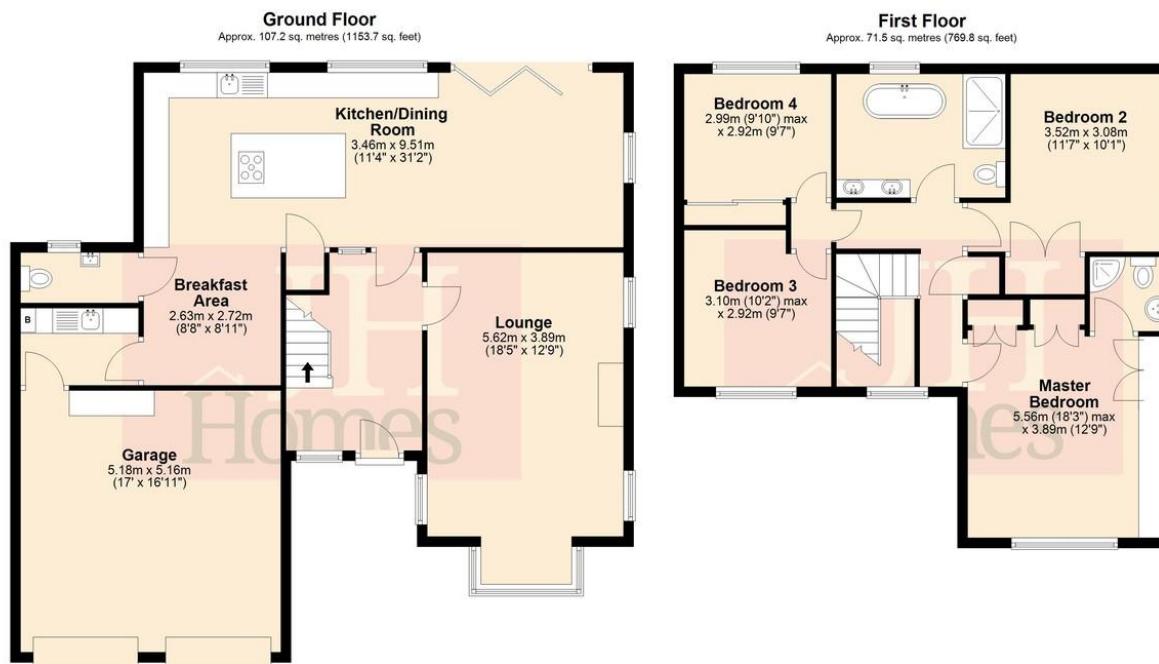
#### EXTERIOR

To the front of the property there is the advantage of ample off-road parking with double width driveway in front of the garage. The front garden is laid to lawn with mature trees and hedging around the perimeter, with access to either side leading to the rear garden. To the side of the property is a flagged area with built in store and isolated power supply with modern fencing and a super bin & recycling storage building. From here there is access to the beautiful rear garden.

The rear garden is a particular compliment to this excellent home and is large with good area of lawn and mature trees, shrubs and bushes around. There is traditional stonewall to rear and further good size garden storage shed to the corner of the woodland garden which has power to it. To the side of here is a secluded patio area with brick-built BBQ, leading back to the lawned garden with greenhouse.

#### GARAGE

Twin up and over doors, electric light and power. Fitted base and wall cupboards and access point to loft and door to the utility room. Offering excellent parking and storage.



Total area: approx. 178.7 sq. metres (1923.5 sq. feet)

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland and Furness Council

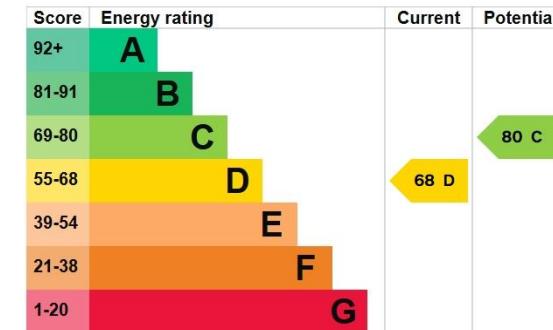
SERVICES: Mains drainage, gas, electric and water are all connected.

#### DIRECTIONS:

Leaving Ulverston along the A590 in the direction of Barrow continue along the main road and at Cross Moor proceed around to the roundabout going straight across. As you drop down the hill take the left hand turn sign posted towards Urswick. Continue along here until you meet the crossroads turning left and then first left again into Birkrigg Park onto East Drive. Follow the road and bear to the right and onto Beech Court where the property can be found on the left at the head of the cul-de-sac.

The property can be found by using the following "What Three Words"

<https://what3words.com///broker.care.monorail>



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.