



### BEDROOM 3

8' 9" x 12' 11" (2.69m x 3.95m)

Double glazed window, built in mirrored wardrobes with hanging/shelving and radiator

### BEDROOM 4

9' 3" x 10' 0" (2.84m x 3.05m)

Double glazed window and radiator

### BATHROOM

Double glazed frosted window, 4 piece suite low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with central mixer taps/shower head, walk in shower cubicle with double headed shower, tiled splash, tiled flooring, spotlight ceiling, feature mirror with back light and radiator

### GARAGE

Up and over door, power and light

### GARDEN

Open aspect extensive rear enclosed garden with lawned area, paved seating area and access gate

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

### VIEWING

Key accompanied

### Tenure

Freehold

### Council Tax Band

E

### Contact Details

16 Cavendish Street

Barrow-in-Furness

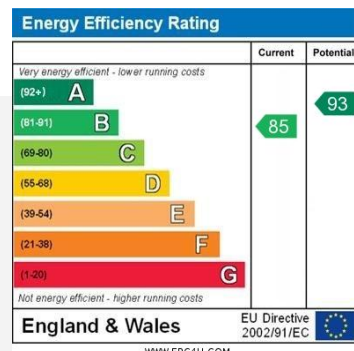
Cumbria LA14 1SB

Tel (01229) 825636

[www.rossestateagencies.com](http://www.rossestateagencies.com)

[sales@rossestateagencies.co.uk](mailto:sales@rossestateagencies.co.uk)

01229 825636



### St. Marys Drive | Ulverston | LA12 9FG

Asking Price £465,000

- The Wexford, Detached Family Home
- Cul De Sac Location On Laurel Place
- Hall, Bay Windowed Lounge
- Open Plan Fitted Kitchen/Diner/Family Room
- Utility Room, GF Cloaks, CH, DG
- 4 Bedrooms, Master Having Ensuite
- Family 4 Piece Suite Bathroom
- Off Road Parking, Garage, Easy Maintenance Gardens
- £20,000 Upgrades, Viewing Recommended
- Council Tax Band E, Freehold







## Property Description

We are delighted to bring to the market this stunning executive style detached home on the new Story Homes site of Laurel Place. The property is in a cul de sac location and has pleasant views of the local countryside to the side and rear. The Wexford is a detached 4 bedroom property and comes with over £20,000 of upgrades from the current vendor which includes light fittings, carpets, wardrobes, oak doors with brushed steel handles, wine cooler etc. The property comprises of an entrance hallway giving access to the bay windowed lounge, L-shaped fitted kitchen/diner/family room with bi folding doors to the rear, utility room and ground floor cloaks/w.c. To the first floor the property offers excellent family living accommodation with 4 good size bedrooms, master having en-suite and beautiful family 4 piece suite bathroom. The property benefits from stunning upgrades and features throughout, is tastefully decorated, central heating, double glazing, easy maintenance front garden with block paved drive leading to the garage and to the rear extensive lawned garden with paved seating areas. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Easy maintenance front garden with off road parking leading to garage, double glazed door to entrance hall

### ENTRANCE HALL

Spindle staircase to first floor, under stairs storage, tiled flooring, double glazed window, radiator and doors to lounge and kitchen

### LOUNGE

12' 1" x 16' 9" (3.70m x 5.12m)

Double glazed bay window with grey window shutters, feature fire surround with log effect fire, tv point and radiator.

### DINING ROOM (L SHAPED)

10' 11" x 19' 11" (3.33m x 6.08m)

Double glazed bi-folding doors to rear garden, tiled flooring, spotlight ceiling, telephone point, 2 radiators and open to kitchen/sitting area

### KITCHEN

10' 6" x 11' 2" (3.2m x 3.4m)

Double glazed window, fitted high shine grey wall and base storage units with sparkle silestone worktops to compliment, stainless steel sink unit with mixer taps, integrated 4 ring induction hob with extractor over, coloured splash back, AEG microwave and grill compact oven, integrated fridge/freezer, wine rack, dishwasher, tiled flooring and spotlight ceiling

### CLOAKS/WC

6' 11" x 4' 7" (2.13m x 1.41m)

Double glazed frosted window, low level w.c, hand wash basin with mixer taps, tiled flooring and radiator

### UTILITY ROOM

7' 0" x 6' 10" (2.15m x 2.09m)

Double glazed door to rear garden, base unit with worktops to compliment, stainless steel sink unit with mixer taps, plumbing for washer, tiled flooring and radiator

### LANDING

Access to loft, storage cupboard, radiator and doors to bedrooms and bathroom

### MASTER BEDROOM

13' 6" x 10' 4" (4.13m x 3.17m)

Double glazed window with window shutter, built in mirrored wardrobes with hanging/shelving, tv point, radiator and door to ensuite

### MASTER ENSUITE

Double glazed frosted window, 3 piece suite low level w.c, pedestal hand wash basin with mixer taps, walk in shower cubicle with double headed shower, tiled splash, tiled flooring, spotlight ceiling, feature mirror with back lighting and radiator

### BEDROOM 2

9' 9" x 10' 9" (2.98m x 3.30m)

Double glazed window with window shutter, built in double door wardrobe and radiator

