



## 22 Park Field

Ulverston, LA12 0HW

Offers In The Region Of £269,500



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# 22 Park Field

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*This beautifully decorated and well-presented extended dormer bungalow in Swarthmoor offers versatile accommodation to suit a variety of needs. With three bedrooms, the layout allows for flexibility, as the ground floor bedroom can alternatively be used as a second reception room or a home office. The property boasts well-maintained gardens, providing a lovely outdoor space to enjoy, along with the convenience of a garage and off-road parking. Situated in a desirable location, this charming home is ideal for families or those looking for adaptable living arrangements.*

Upon entering the property through the front door, you are welcomed into a stylish and well-appointed kitchen. This stunning space features a variety of striking blue base and wall units, complemented by marble-effect work surfaces and wood-effect flooring. The kitchen is equipped with an integrated electric double oven, an electric hob with an overhead extractor hood, and plumbing for a washing machine. Its dual-aspect windows allow for plenty of natural light, creating a bright and airy feel. A designated dining area within the kitchen provides the perfect space for family meals and entertaining, with access leading through to the lounge.

The lounge is beautifully decorated in a modern style, offering a cosy yet contemporary ambiance. A standout feature is the charming gas stove burner, set within a brick inset with a wooden plinth, adding warmth and character to the space. From here, a door leads into the rear hall, which is an excellent size and provides access to the staircase, the ground floor bedroom, and the bathroom.

The ground floor bedroom is a versatile room that could also be used as a second reception room or home office, depending on your needs. The bathroom is beautifully designed with a stylish three-piece white suite, featuring a shower over the bath. Wooden units, marble-effect floor tiles, and floor-to-ceiling wall paneling enhance the luxurious feel of the space.

Upstairs, the property boasts two well-sized and wonderfully presented bedrooms, both offering a comfortable and stylish retreat. The first-floor shower room is equally impressive, featuring a double sink unit, a corner shower cubicle, and wood-effect flooring, combining practicality with modern elegance.

Externally, the property benefits from off-road parking to the side, along with a low-maintenance front garden. The rear garden provides a fantastic outdoor space, complete with a lawned area, paved sections for seating or dining, and a garage for additional storage or parking. This beautifully presented home offers flexible living space in a desirable location, making it ideal for a range of buyers.

### Kitchen Diner

14'11" x 8'4" (4.557 x 2.562)

### Lounge

17'4" x 10'11" (5.293 x 3.331)

### Reception/Bedroom Three

13'4" x 10'11" (4.067 x 3.336)

### Ground Floor Bathroom

5'10" x 6'9" (1.803 x 2.073)

### Rear Hall

9'4" x 11'8" (2.863 x 3.561)

### Bedroom One

20'2" (into eaves) x 9'0" (6.162 (into eaves) x 2.752)

### Bedroom Two

12'8" x 9'4" (3.876 x 2.869)

### First Floor Shower Room

5'11" x 4'5" (1.827 x 1.352)

### Garage

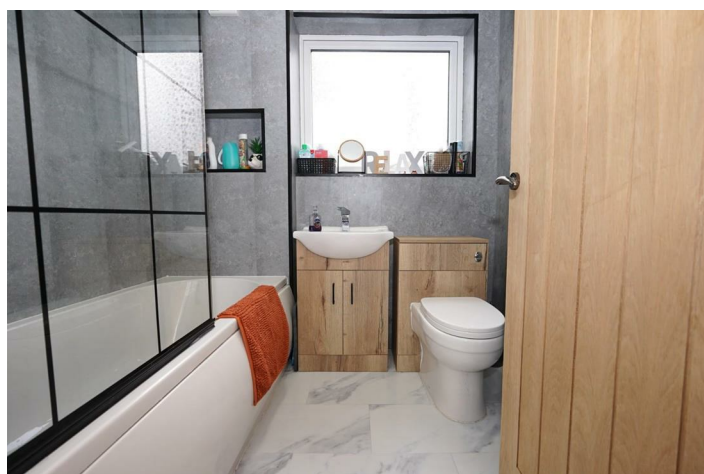
18'0" x 9'0" (5.489 x 2.749)



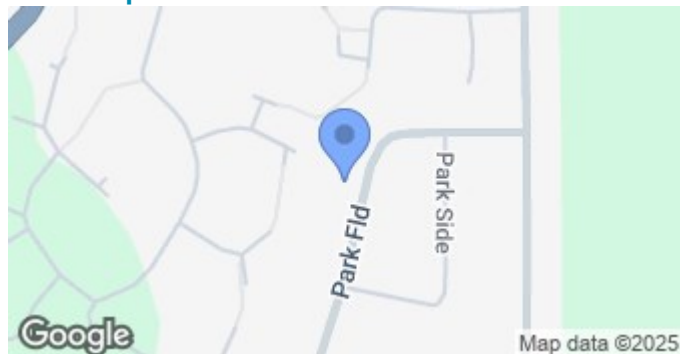


- Superb Family Home
- Garage & Off Road Parking
- Recent Bathroom & Kitchen
- Short Drive to Schools, Transport Links & Amenities
- Council Tax Band - C

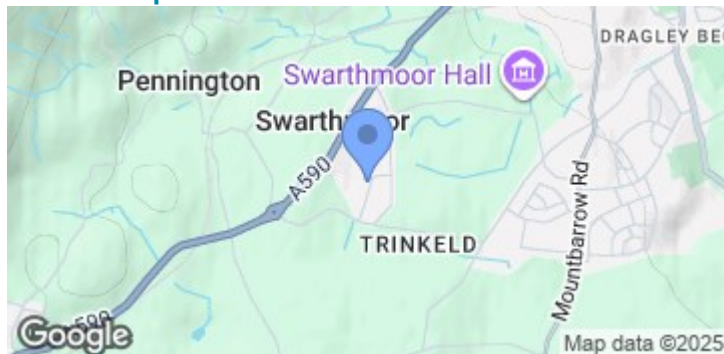
- Rear Garden
- Tasteful, Modern Décor Throughout
- Gas Central Heating & Double Glazing
- Quiet Residential Location



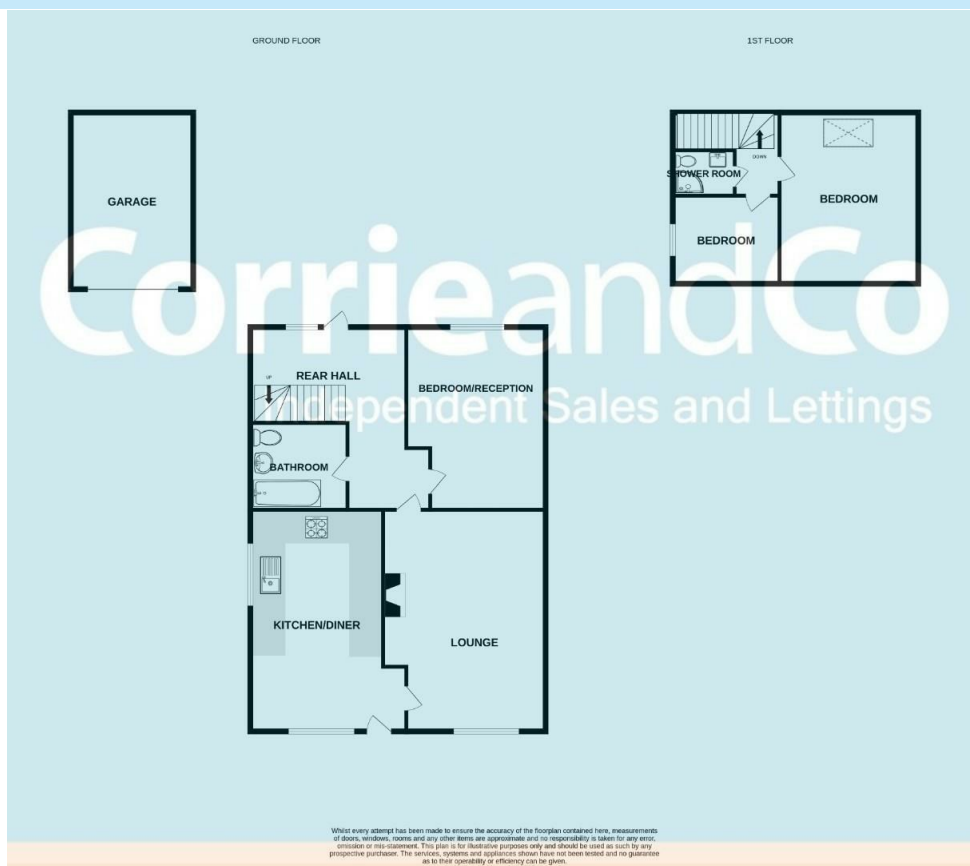
## Road Map



## Terrain Map



## Floor Plan



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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.

