

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 10 Reeds Gardens

Ulverston, LA12 0US

Offers In The Region Of £410,000



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# 10 Reeds Gardens

Ulverston, LA12 0US

## Offers In The Region Of £410,000



*A truly delightful family home, beautifully positioned within this highly sought-after village setting. Presented to an exceptional standard throughout, the property boasts modern, tasteful décor that creates a warm and welcoming atmosphere from the moment you step inside. The accommodation is thoughtfully arranged to suit contemporary family living, and externally, the home continues to impress with a private rear garden, thoughtfully landscaped with low maintenance artificial lawn and a superb covered patio area — perfect for outdoor dining, entertaining and summer BBQs. Further highlights include a garage and off-road parking, along with a fantastic hobby room, study or playroom, offering versatile additional space accessed from both the garage and the garden. This flexible area is ideal for home working, creative pursuits or growing families.*

Step through the smart composite front door into a warm and welcoming entrance hall, where the tasteful, modern décor immediately sets a refined yet homely tone. This inviting space provides access to a convenient ground floor WC, the staircase rising to the first floor, and doors leading into the beautifully presented living accommodation.

The main lounge is a generous reception room, offering a calm retreat for relaxation, with ample space for seating and soft furnishings. Flowing seamlessly from here is the true heart of the home — the stunning open-plan kitchen and dining area. Recently installed the kitchen is finished to an exceptional standard, featuring sleek contemporary cabinetry, stylish work surfaces and a comprehensive range of integrated appliances including a fridge freezer, dishwasher, washing machine, electric ovens and gas hob. Bathed in natural light through wood-style UPVC double glazed windows and doors, this space is perfectly designed for both everyday living and entertaining. A charming pantry cupboard adds character and practicality, while a side door opens directly onto the garden, effortlessly blending indoor and outdoor living.

Adjoining the kitchen, the dining area is both spacious and welcoming, ideal for family meals or hosting guests, enjoying pleasant outlooks and direct access to the outside. Also on the ground floor is a versatile guest bedroom, beautifully appointed and ideal for visiting family, multi-generational living, or alternatively as a peaceful home office or additional reception room. A useful boot room connects the house to the attached garage, offering a practical and well-considered space for coats, footwear and outdoor essentials.

The attached garage benefits from an up-and-over door, power and lighting, perfect as a workshop, hobby room or additional storage. Externally, a private driveway provides off-road parking for two vehicles.

To the first floor, the light-filled landing leads to three well-proportioned bedrooms, each thoughtfully decorated in calming tones to create restful retreats. The principal bedroom enjoys the added luxury of a contemporary en-suite shower room, while the remaining bedrooms are served by a family bathroom. A handy storage cupboard sits neatly off the landing, and the boarded and insulated attic offers valuable additional storage. To the rear you will find a low maintenance garden, landscaped with artificial lawn and a covered patio area, perfect for entertaining.

Further benefits include gas central heating via a modern combi boiler, mains services and features wood-style UPVC double glazing to key areas, enhancing both efficiency and curb appeal.

Altogether, this is a beautifully balanced family home, blending tasteful modern finishes with characterful touches, flexible living spaces and practical features — a truly delightful property that must be viewed to be fully appreciated.

### Entrance Hall

8'11" x 6'3" (2.739 x 1.930)

### Living Room

15'11" x 10'7" (4.859 x 3.228)

### Kitchen

13'2" x 9'10" (4.027 x 3.016)

### Dining Area

12'7" x 10'7" (3.859 x 3.227)

### Utility/Side Access

10'9" x 4'9" (3.278 x 1.462)

### Ground Floor WC

9'0" x 3'2" (2.757 x 0.990)

### Landing

6'0" x 3'11" (1.847 x 1.204)

### Bedroom One

13'8" x 10'9" (4.168 x 3.298)

### En Suite (Bedroom One)

7'1" x 6'5" (2.174 x 1.962)

### Bedroom Two

14'9" x 9'10", 19'0" x 3'0" (4.508 x 3.058)

### Bedroom Three

11'2" x 8'7" (3.414 x 2.640)

### Laundry Room/Study

9'10" x 6'10" (3.002 x 2.097)

### Family Bathroom

7'9" x 6'4" (2.382 x 1.946)

### Study/Room to Rear of Garage

11'3" x 10'7" (3.438 x 3.236)

### Garage

12'11" x 11'2" (3.953 x 3.407)



- Beautifully Presented Family Home
- En Suite to the Master Bedroom
- Ground Floor WC & Boot Room
- Council Tax Band - D
- Garage & Off Road Parking
- Popular Village Location
- Low Maintenance Rear Garden



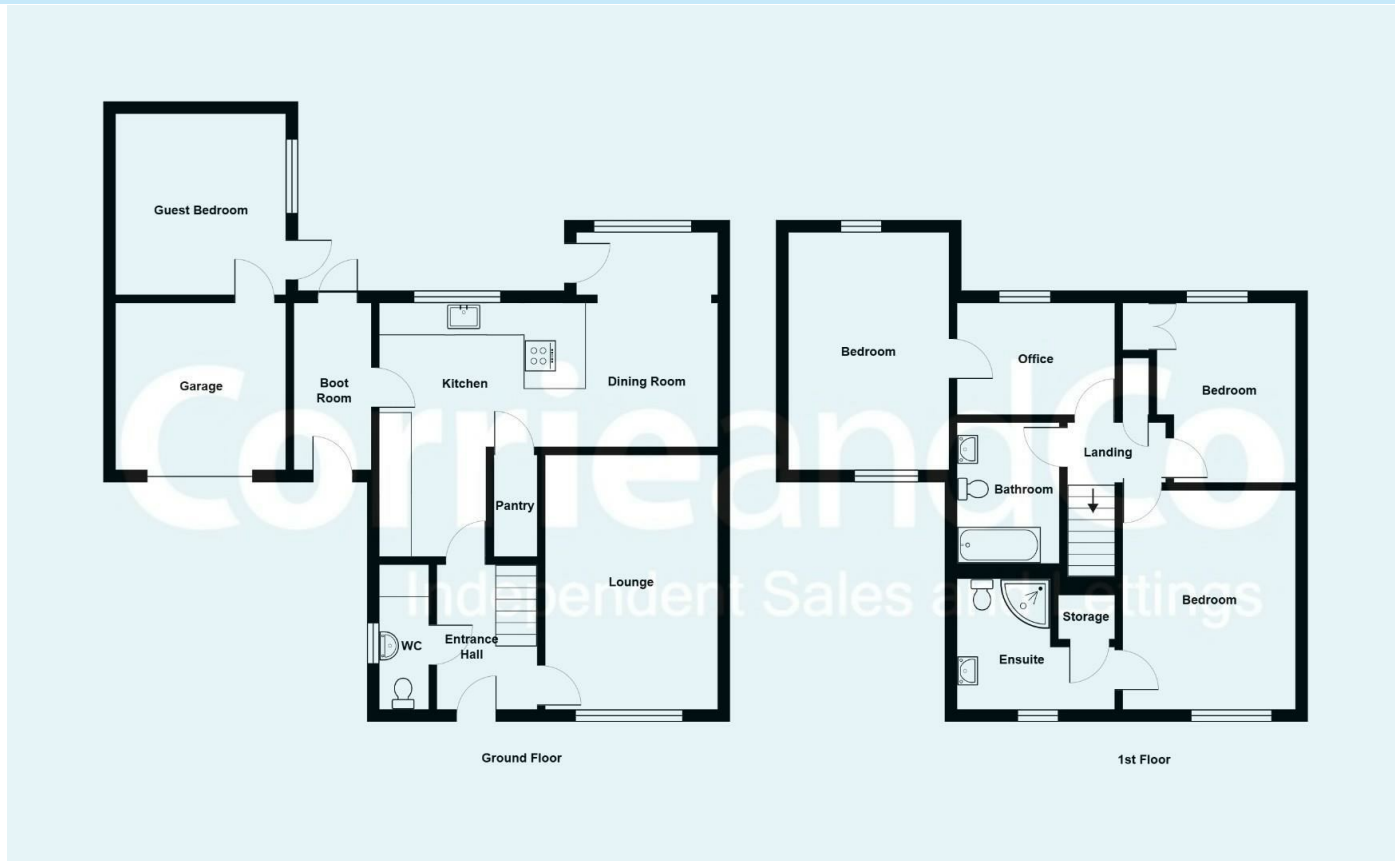
## Road Map



## Terrain Map



## Floor Plan



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