



31 Oakwood Drive

Ulverston, LA12 9HH

Offers In The Region Of £350,000



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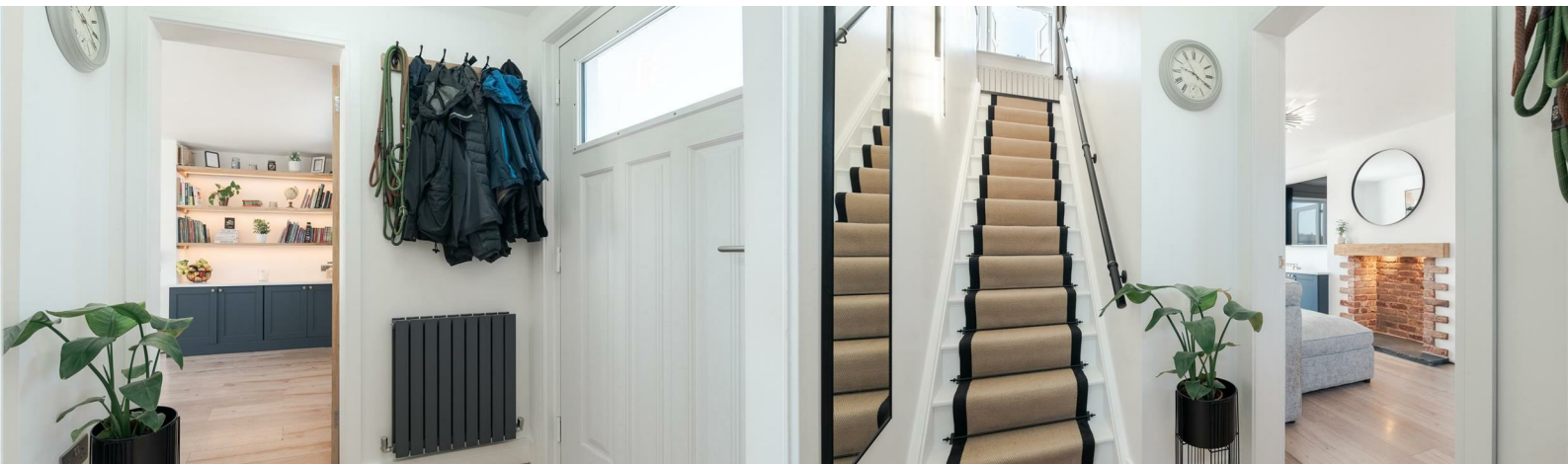
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Nestled on Oakwood Drive, Ulverston, this charming three-bedroom end-terrace home perfectly blends character with modern living. The impressive ground floor boasts a lounge with custom LED-lit shelving and French doors, alongside an open-plan kitchen/diner featuring a central island, wine cooler, and bi-fold doors to the garden. Upstairs offers three well-proportioned bedrooms and a contemporary bathroom, while the exterior provides a rare and generous driveway for up to three vehicles. Perfectly located near local schools and amenities, it's an ideal choice for families and professionals alike.

The property opens into a welcoming entrance hall, which serves as the central hub of the ground floor and features a staircase rising to the first floor. Turning right from the hallway leads you into a bright and spacious lounge. This room boasts beautifully fitted cupboards for excellent storage, alongside integrated built-in shelving enhanced with dimmable LED lighting to perfectly set the mood. Double French doors at the rear of the lounge open out to the garden, flooding the space with natural light.

Moving to the left side of the ground floor, you transition into an expansive, open-plan kitchen and dining area. This space serves as the heart of the home, featuring large bi-fold doors at the rear that fold away to seamlessly connect the kitchen to the outdoor space. A long countertop running along the left wall hosts a large gas hob alongside extensive workspace. A central feature island acts as a focal point, complete with integrated seating for casual dining and a wine cooler tucked neatly underneath. Tucked away off the kitchen, you will also find a highly convenient, dedicated pantry for extra grocery and appliance storage.

Heading up the central staircase to the first floor, you arrive on a landing that bridges the entire width of the property. The first floor is thoughtfully laid out to accommodate three bedrooms. On the left side sits a generous principal bedroom offering plenty of space and light. Positioned on the right side of the house are two further bedrooms, with a spacious double bedroom overlooking the front and a versatile third bedroom overlooking the rear that is perfect as a child's room, guest room, or home office. Located at the top left of the stairs, a well-appointed family bathroom completes the accommodation, featuring a full bath with rainfall style shower, toilet, and washbasin.

Kitchen

19'4" x 10'11" (5.90 x 3.35)

Lounge

17'3" x 11'1" (5.26 x 3.38)

Pantry

extends to 9'1" (extends to 2.77)

First Floor Landing

extends to 9'10" (extends to 3.02)

Bedroom One

10'5" x 10'11" (3.20 x 3.337)

Bedroom Two

11'1" x 8'3" (3.39 x 2.54)

Bedroom Three

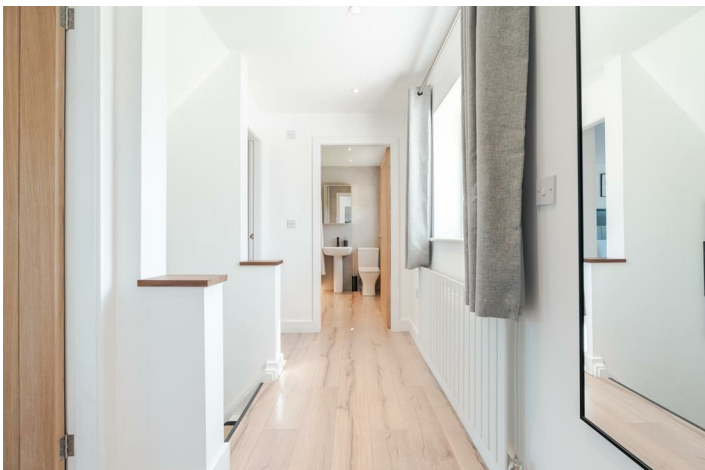
7'9" 8'6" (2.38 2.61)

Bathroom

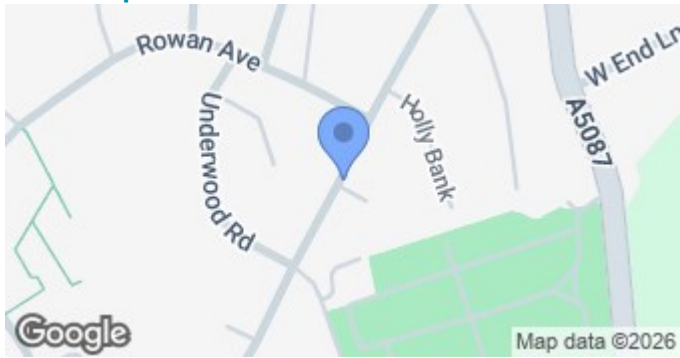


- 3 Spacious Bedrooms
- Large Rear Garden
- Recent Full Renovation

- Fitted Cupboards in Lounge
- Off Road Parking - Driveway
- Council Tax Band - B



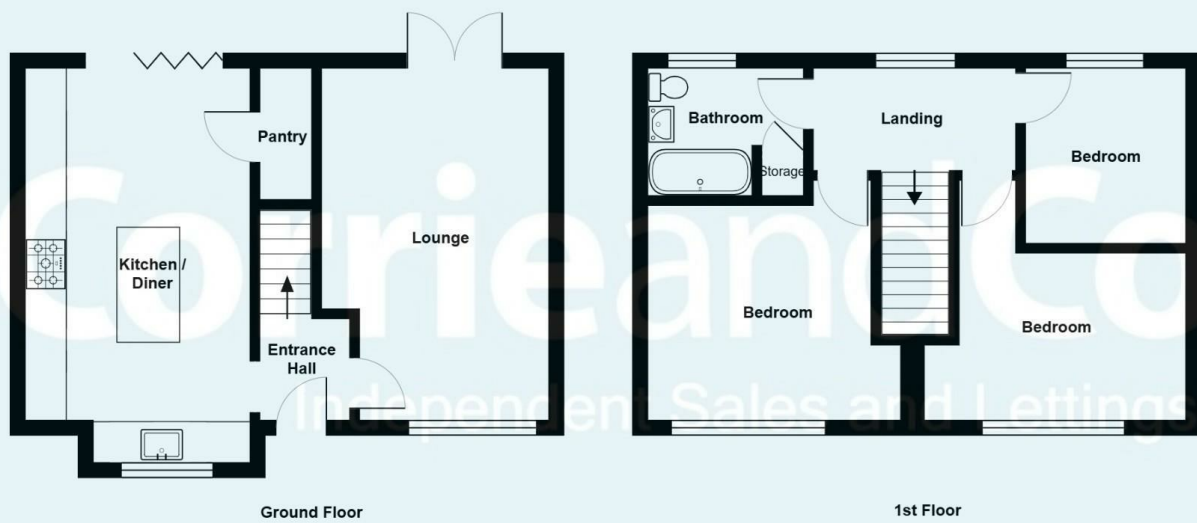
Road Map



Terrain Map



Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	78
		EU Directive 2002/91/EC	