



112 Birchwood Drive

Ulverston, LA12 9NY

Offers In The Region Of £375,000



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A truly stunning detached family home set on a generous corner plot within the highly sought-after Croftlands Estate. Beautifully presented and recently modernised throughout, this spacious property boasts stylish, contemporary décor, a landscaped wraparound garden, and ample off-road parking. It includes a ground floor bedroom with en suite—ideal for guests or flexible family living. Additional features include a HIVE smart meter system with mobile remote control, a utility area, and light-filled, well-proportioned living spaces. Conveniently located close to local shops, schools, and transport links, it offers both comfort and practicality in a family-friendly setting. Early viewing is strongly recommended to fully appreciate the space, quality, and lifestyle this superb home offers.

Step onto the newly re-laid driveway, offering ample off-road parking, and approach the entrance of this impressive family home.

As you step inside, you're welcomed into the entrance hall that provides access to the family lounge and spacious kitchen diner. The lounge is tastefully decorated, complete with a flame-effect gas fire, creating a warm and inviting atmosphere. French doors, paired with borrowed light windows, lead to a versatile study/snug or potential bedroom, ideal for home working or relaxation, with its own French doors opening out to the rear garden.

The kitchen diner is the heart of the home, designed with both style and function in mind. A side-facing window and two Velux roof lights flood the space with natural light. The kitchen is fitted with a range of grey farmhouse-style base and wall units, integrated hob, oven, and fridge freezer, offering generous workspace and storage. A dedicated utility area provides further space for white goods and laundry. Also on the ground floor is a double guest bedroom complete with its own en suite shower room, featuring a corner shower cubicle, WC, and wash basin—perfect for visiting friends or family.

Heading upstairs, the first floor presents three additional double bedrooms, all tastefully decorated and well proportioned. The stunning four-piece family bathroom has been thoughtfully designed, showcasing a freestanding oval bath with mixer tap and hand-held shower head, a vanity unit with WC and basin, and a concealed shower cubicle, all finished to a high standard.

To the rear, enjoy a private, sunny garden, beautifully laid to lawn with well-defined areas for relaxing and entertaining. A patio area offers the perfect spot for summer dining, while the raised decked area with balustrades provides an elevated space for gatherings with family and friends.

This beautifully updated home blends space, flexibility, and modern comfort, making it ideal for growing families or those who love to entertain.

Entrance Hall

3'11" x 2'11" (1.201 x 0.910)

Living Room

17'10" x 11'10" (5.446 x 3.612)

Kitchen-Diner

14'3" x 12'8" (4.354 x 3.884)

Utility

8'4" x 4'8" (2.551 x 1.446)

Bedroom (Ground Floor)

11'8" x 10'10" (3.579 x 3.321)

En Suite (Ground Floor)

6'6" x 3'6" (1.986 x 1.085)

Landing

15'6" x 5'9" (4.741 x 1.778)

Bedroom

11'4" x 10'10" (3.461 x 3.312)

Bedroom

13'9" x 8'11" (4.192 x 2.722)

Bedroom

15'1" x 8'11" (4.616 x 2.724)

Family Bathroom

14'6" x 4'9" (4.440 x 1.450)

Study

11'2" x 7'10" (3.428 x 2.400)

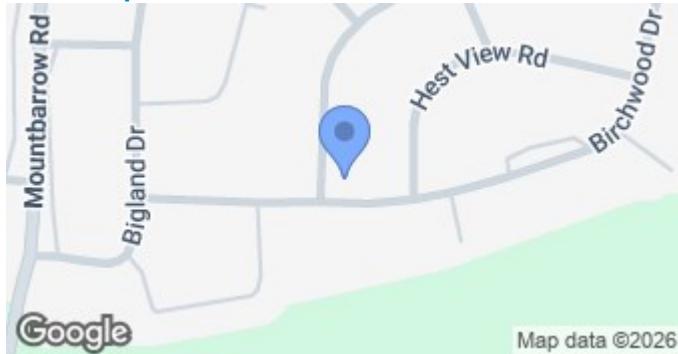


- Detached, Corner-Position
- Recently Updated
- Useful Utility Room & Study
- Generous Rear Garden
- Council Tax Band - D

- Ideal Family Home
- Bedroom with En Suite to the Ground Floor
- Ample Off Road Parking and Garage
- Close to Amenities, Schools & Transport Links



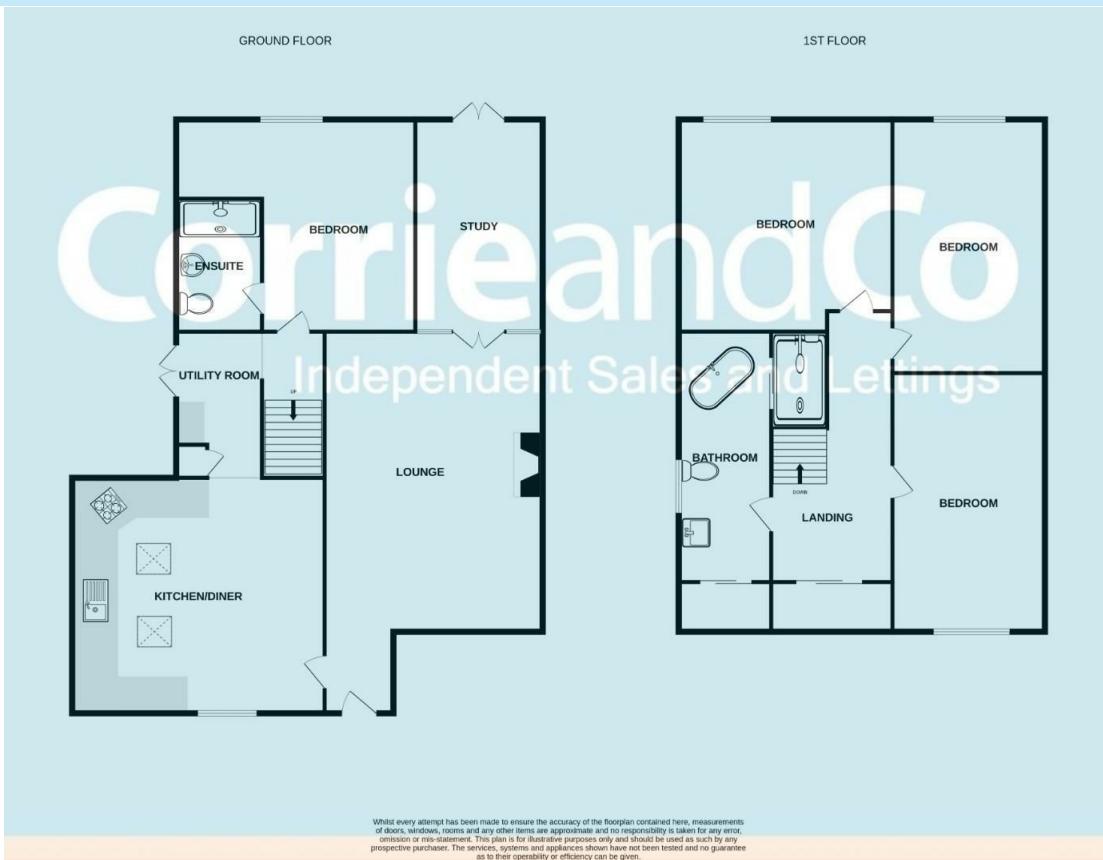
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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		EU Directive 2002/91/EC	