



7 Monument WayUlverston, LA12 9SYOffers In The Region Of £385,000A2421C



14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

## 7 Monument Way Ulverston, LA12 9SY Offers In The Region Of £385,000



An exceptional 4-bedroom detached home on the sought-after Lund Farm estate, boasting a private, mature rear garden with patio, raised lawn, and a versatile garden cabin—ideal as a home office, studio, or retreat. The property also benefits from off-road parking, a detached garage, and views towards the iconic Hoad Monument. Highlights include a spacious lounge, light-filled conservatory, ground floor WC, utility room, and an en suite to the master bedroom. Thoughtfully designed for modern family living, this home combines practicality with a touch of luxury. Early viewing is highly recommended.

Approached via a charming front garden with a pathway leading to the entrance and side access to the rear garden, this home invites you into a well-proportioned entrance hall. The hall provides access to the stairs, a convenient WC, lounge, kitchen, and dining room, as well as a useful under-stair storage cupboard.

The lounge features a contemporary floating electric fireplace and a lovely bay window, creating a bright and welcoming space. The dining room serves as a versatile second reception room with access to both the conservatory and kitchen. The conservatory itself enjoys wrap-around windows, a vaulted glass ceiling, and French doors opening onto the rear garden—perfect for relaxing or entertaining.

The kitchen is fitted with a range of beech-toned base and wall units complemented by grey laminate worktops. Integrated appliances include a hob, sink, and double oven, with space for a dishwasher and fridge. Just off the kitchen, the utility room provides coordinating base and wall units, a sink, space for a washing machine and dryer, and access to the side aspect of the property.

Ascending to the first floor, you'll find four tastefully decorated bedrooms. The master bedroom boasts a modern three-piece en suite shower room, while the family bathroom offers a stylish three-piece suite comprising a 'P' shaped bath with over-bath shower attachment and waterfall mixer tap, low-level dual flush WC, and a wash basin.

Externally, the mature and well-maintained rear garden features a patio area, raised lawn, and colourful flower beds. A highlight of the garden is the fabulous detached cabin, ideal as a home office, den, or private retreat. A rear gate leads directly to the driveway and detached garage.

Entrance Hall 6'5" x 8'11" (1.976 x 2.731)

Lounge 14'3" x 11'2" (4.350 x 3.428)

**Dining Room** 9'5" x 13'4" (2.891 x 4.069)

**Kitchen** 9'2" x 9'8" (2.800 x 2.964)

**Conservatory** 10'4" x 10'10" (3.174 x 3.322)

**Utility Room** 6'5" x 5'8" (1.967 x 1.742)

**Ground Floor WC** 3'5" x 6'4" (1.050 x 1.938)

Landing 13'8" x 4'7" (4.181 x 1.422)

**Bedroom One** 14'3" x 11'5" (4.351 x 3.490)

**En Suite Shower Room** 6'4" x 5'8" (1.937 x 1.739)

**Bedroom Two** 9'8" x 9'3" (2.951 x 2.822)

**Bedroom Three** 7'5" x 9'4" (2.269 x 2.855)

**Bedroom Four** 8'10" x 6'8" (2.708 x 2.041)

**Family Bathroom** 6'1" x 5'11" (1.857 x 1.817)

**Garden Cabin** 10'9" x 7'5" (3.280 x 2.277)



- Superb Detached Family Home
  - Views Towards The Hoad
  - Private Garden with Cabin
    - Council Tax Band E

- Popular Residential Location
- Off Road Parking & Garage
  - Utility Room & GF WC











**Floor Plan** 



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