



## 42 Kirkflatt

Ulverston, LA12 0TB

Offers In The Region Of £230,000



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## Offers In The Region Of £230,000



*This beautifully presented extended dorma bungalow is nestled in the charming village of Urswick, offering a perfect blend of rural tranquility and modern comfort. The property has been thoughtfully extended and maintained to a high standard, providing spacious and versatile living accommodation ideal for a variety of buyers. Surrounded by picturesque countryside, it enjoys a peaceful setting while still being conveniently located for local amenities.*

Upon entering the property, you are welcomed into a spacious entrance hall featuring stylish Karndean flooring, which sets the tone for the rest of the home. From here, you have access to a useful understairs storage cupboard, a convenient ground floor WC, the lounge, kitchen, and Bedroom One. The reception room is a warm and inviting space, centred around a multi-fuel stove, perfect for cosy evenings, and it benefits from patio doors that open out onto a decked garden area, showcasing stunning views over the surrounding countryside. The kitchen is a real highlight—fitted with high gloss modern units, also complemented by Karndean flooring, and complete with a central island featuring a breakfast bar, an electric double oven, and a five-ring gas hob, making it ideal for both everyday living and entertaining. Also on the ground floor is a generous double bedroom, offering flexibility for guests or single-level living. Stairs lead to the first floor where you will find two further well-proportioned bedrooms and a stylish family bathroom, complete with a four-piece suite. Outside, the garden has been designed with low maintenance in mind, incorporating decking, a patio area, and decorative chippings, all perfectly positioned to take full advantage of the wonderful outlook over neighbouring farmland.

### Entrance Porch

extends to 9'10" x 6'11" (extends to 3.02 x 2.114)

### Ground Floor WC

2'11" x 3'4" (0.9 x 1.02)

### Reception Room

16'4" x 10'9" (4.98 x 3.3)

### Kitchen

10'1" x 19'10" (3.08 x 6.05)

### Bedroom One

16'8" x 10'11" (5.1 x 3.33)

### Bedroom Two

11'5" x 11'5" (3.5 x 3.48)

### Bedroom Three

8'2" x 6'6" (2.5 x 2.0)

### Bathroom

10'1" x 7'10" (3.08 x 2.4)



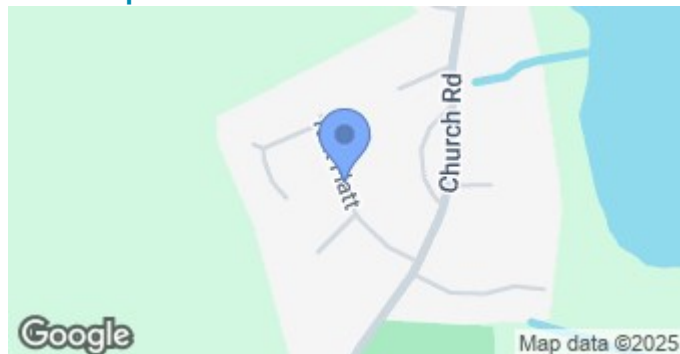
- Extended Dorma Bungalow
  - Village Location
- Beautifully Maintained and Presented
  - EPC Rating B

- Countryside Views
- Local Occupancy Restrictions Apply
  - Solar Panels
  - Council Tax Band A

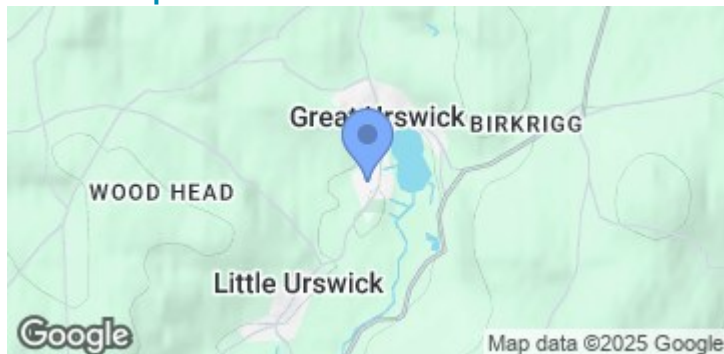




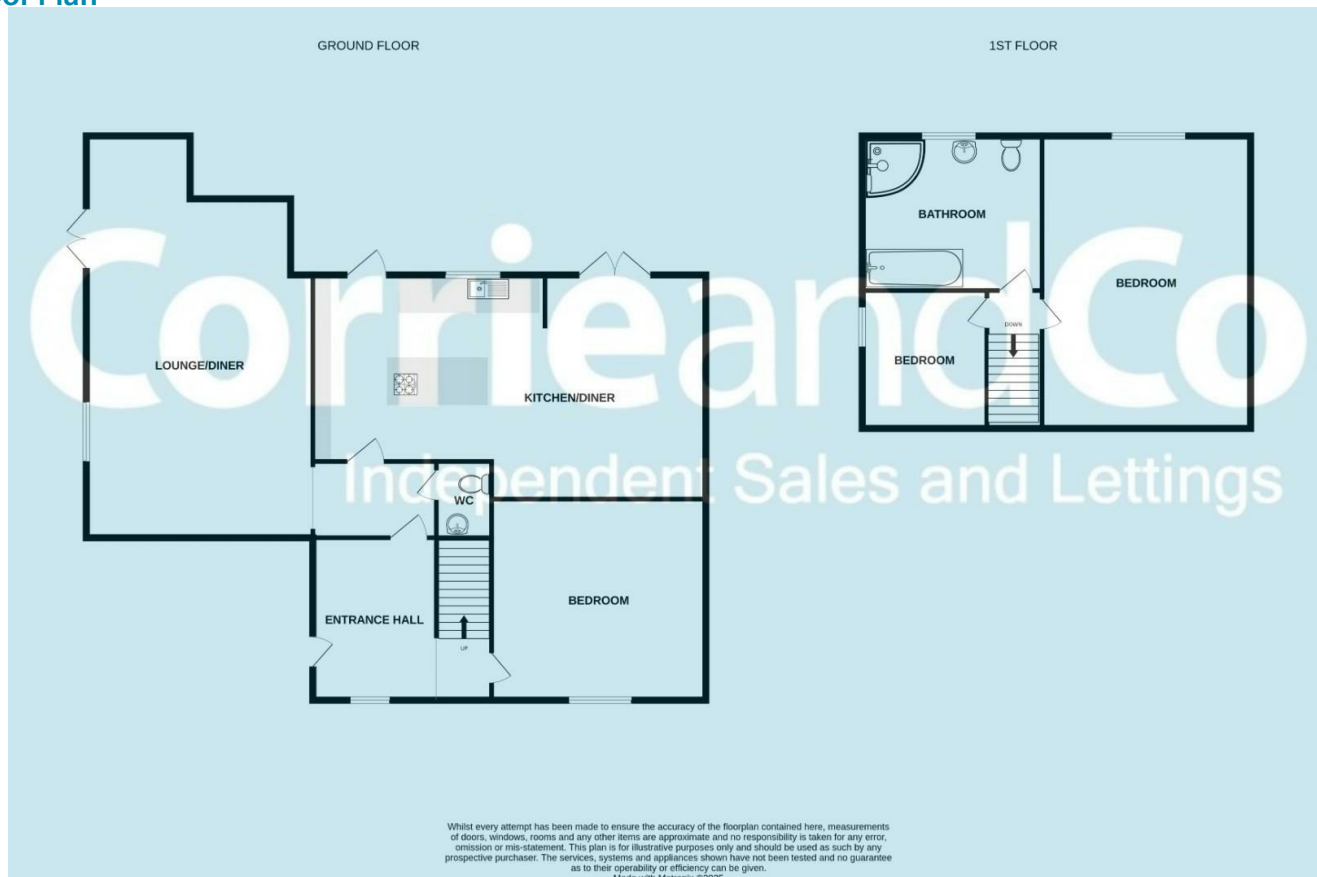
## Road Map



## 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.

