



## 23 Woodland Road

Ulverston, LA12 0DX

Offers In The Region Of £750,000



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*Set on the ever-popular Woodland Road in Ulverston, this beautifully restored family home effortlessly combines period charm with refined modern living. Lovingly renovated to an exceptional standard, the property showcases tasteful décor throughout, with soft, contemporary tones complementing original features and generous natural light. Each room has been thoughtfully designed to create a warm and welcoming atmosphere, offering both elegant entertaining spaces and comfortable areas for everyday family life. The result is a truly turnkey home, rich in character and finished with style and care.*

Step into the warm and welcoming entrance hall, which immediately sets the tone for the tasteful décor and characterful charm found throughout the home. From here, doors lead to the principal ground floor accommodation, while the staircase rises to the first floor. A versatile reception room sits to the front of the property, offering the perfect space for a snug, home office or playroom, depending on individual needs.

To the rear, the impressive main lounge provides a superb setting for both everyday relaxation and entertaining, beautifully enhanced by French doors that open directly onto the patio and garden beyond. This seamless connection between indoor and outdoor living creates a wonderfully light and airy feel, ideal for modern family life.

At the heart of the home lies the stylish open-plan kitchen diner, thoughtfully designed to combine practicality with elegance. The kitchen is fitted with a comprehensive range of quality units and integrated appliances, including a dishwasher, Rangemaster cooker with matching extractor hood, and space for a freestanding fridge freezer. There is ample room for dining, making this an inviting social hub, perfect for hosting family and friends. Complementing the kitchen is a useful utility room with plumbing for a washing machine and dryer, along with a convenient ground floor WC offset from the hallway. Internal access leads directly into the attached double garage, which benefits from light, power and an EV charging point to the side. A detached single garage provides further secure storage or parking.

Ascending to the first floor, the spacious landing gives access to four generously proportioned bedrooms, three of which are comfortable doubles. One of the bedrooms enjoys the luxury of a private en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom. Additional storage cupboards are thoughtfully positioned off the landing, and the attic space is part boarded and insulated, offering valuable extra storage.

Externally, the rear garden has been carefully landscaped across attractive tiers, featuring a delightful patio area ideal for outdoor dining and entertaining, along with well-planted sections that add both colour and privacy. To the lower tier sits an outbuilding, offering flexible potential for hobbies or storage. Solar panels are installed to the rear elevation and are owned outright, enhancing the home's efficiency. The property further benefits from UPVC double glazing of mixed ages and gas central heating powered by a modern boiler, with a supplementary header tank located upstairs.

Overall, this is a truly impressive and characterful family home, combining generous living space, tasteful presentation, extensive parking and garaging, and a host of modern features, all perfectly suited to contemporary family living.

#### Entrance Hall

4'8" x 13'6" (1.44 x 4.1)

#### Hallway

11'6" x 13'5" (3.51 x 4.10)

#### Cloakroom

3'11" x 5'9" (1.20 x 1.77)

#### Reception Room

11'5" x 11'3" (3.49 x 3.43)

#### Lounge

12'5" x 16'11" (3.81 x 5.16)

#### Kitchen / Diner

24'3" x 12'4" / 12'3" x 5'10" (7.41 x 3.77 / 3.74 x 1.80)

#### Utility Room

5'10" x 7'8" (1.78 x 2.35)

#### Utility Room

5'10" x 7'8" (1.80 x 2.35)

#### Landing

11'6" x 12'9" (3.52 x 3.90)

#### Bedroom One

12'5" x 15'0" (3.80 x 4.58)

#### Bedroom Two

11'5" x 12'5" (3.50 x 3.81)

#### Bedroom Three with Ensuite

12'6" x 12'0" (3.83 x 3.66)

#### Ensuite

7'4" x 4'7" (2.26 x 1.41)

#### Bedroom Four

11'6" x 11'2" (3.52 x 3.42)

#### Storage Cupboard

5'2" x 8'1" (1.59 x 2.47)

#### Family Bathroom

9'6" x 10'3" (2.90 x 3.13)

#### Garage

15'8" x 21'11" (4.79 x 6.69)



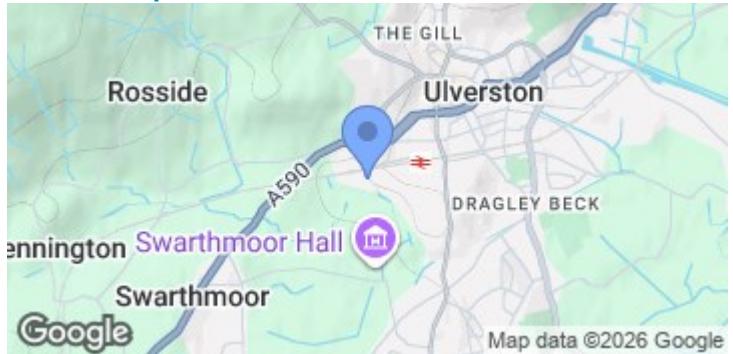
- Sought After Location
- Excellent Family Accommodation
- Tiered Garden with Useful Garden Room
- Council Tax Band G
- Beautifully Presented
- Four Bedrooms - One Ensuite
- Attached Double Garage



## Road Map



## Terrain Map



## Floor Plan



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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	