CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



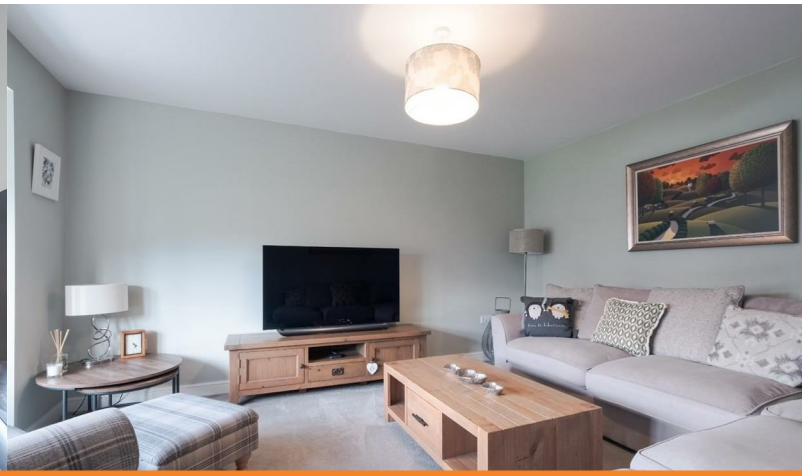
2 St. Marys Drive

Ulverston, LA12 9FG

Offers In The Region Of £515,000

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

2 St. Marys Drive

Ulverston, LA12 9FG

Offers In The Region Of £515,000







Positioned within a desirable modern development, this impressive detached family home offers stylish, spacious and energy-efficient living in an excellent location, just a stone's throw from local amenities. The property benefits from a detached garage and an extended driveway, providing ample off-road parking. Energy efficiency is enhanced by 16 solar panels, helping to reduce running costs while supporting a more sustainable lifestyle. The master bedroom boasts its own en suite, while a convenient utility room with WC adds further practicality for modern family living. To the rear, you'll find a beautifully landscaped, south-facing garden, perfect for entertaining, relaxing, or enjoying all-day sunshine. A superb opportunity to acquire a ready-to-move-into family home in a highly desirable location, offering comfort, convenience, and exceptional appeal throughout.

Approaching the property, you'll immediately notice the generous parking for multiple vehicles and the detached garage, which comes complete with electricity - perfect for anything from a secure workshop to a home gym.

Step inside, and you're greeted by an exceptionally open and welcoming entrance hall that immediately makes the house feel light and airy. While the front lounge offers a cosy, private retreat for quiet evenings, the real heart of the home is the stunning open-plan lounge, diner, and kitchen area at the rear. This space feels incredibly social and expansive, centered around large glass doors that truly bring the outdoors in. These doors open directly onto a private, south-facing garden, which acts as a natural extension of the living space. Being south-facing, the garden is a total sun trap throughout the day, and with multiple patio areas already in place, it is perfectly set up for al fresco dining or just soaking up the light. Conveniently tucked away off the main dining area, you'll also find a dedicated utility room and a ground-floor WC, keeping the chores out of sight and the main rooms dedicated to relaxation.

Heading up to the first floor, the sense of space continues with four well-proportioned bedrooms arranged around a central landing. The master suite is a standout feature with its own private en-suite shower room, while the other three bedrooms are served by a modern family bathroom that offers both a bathtub and a separate shower cubicle. It is a home that flows perfectly from the moment you park the car to the moment you step out into that gorgeous, sun-drenched garden.

Entrance Hall
6'0" x 10'1" (1.854 x 3.074)

Lounge
12'0" x 14'2" (3.671 x 4.321)

Kitchen Diner
19'10" x 10'8" (dining area) 21'4" x 10'7" (kitche (6.05m x 3.25m (dining area) 6.50m x 3.23m (kitchen)

Utility Room
6'11" x 6'10" (2.133 x 2.084)

Ground Floor WC
4'7" x 6'9" (1.417 x 2.077)

Master Bedroom
13'4" x 10'2" (4.066 x 3.106)

En Suite Shower Room
9'3" x 3'10" (2.822 x 1.173)

Bedroom Two
8'10" x 12'8" (2.699 x 3.861)

Bedroom Three
10'7" x 9'6" (3.247 x 2.914)

Bedroom Four
8'9" x 9'10" (2.685 x 3.017)

Bathroom
9'1" x 7'7" (2.781 x 2.314)

Detached Garage
19'9" x 11'1" (6.029 x 3.395)



- Superb Family Home
- 16 Solar Panels (Owned)
- Ample Off Road Parking
- Utility Room with WC
- Annual Maintainance Fees - £113.28 + VAT
- Popular Residential Estate
- Detached Garage
- En Suite to the Master
- Stunning, South Facing Rear Garden
- Council Tax Band - E

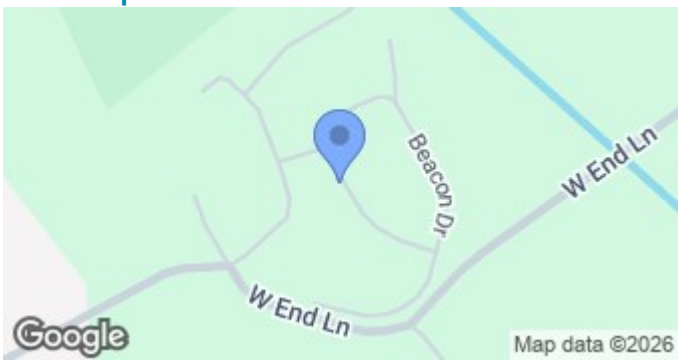








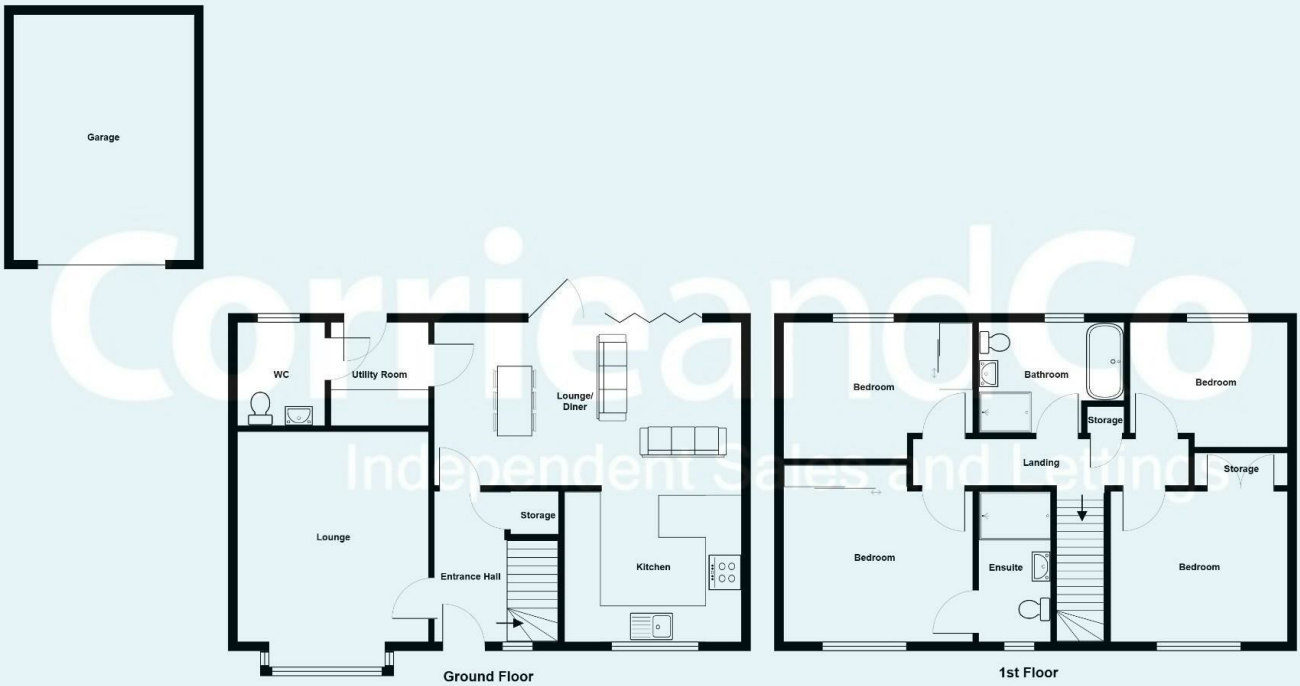
Road Map



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.

