



## 3 Reeds Gardens

Nr Ulverston, LA12 0US

Offers In The Region Of £475,000



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# 3 Reeds Gardens

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## Offers In The Region Of £475,000



*A truly stunning detached family home, beautifully improved to a high standard and finished with tasteful, characterful décor throughout. Enjoying a peaceful village setting, the property offers off-road parking alongside an integrated garage, a utility room with WC, and an en-suite to the master bedroom. The rear garden is thoughtfully arranged with a lawn, productive vegetable patches and a decked area, perfect for outdoor dining and entertaining. An exceptional home that simply must be viewed to be fully appreciated.*

Step through the welcoming and spacious entrance hall, a bright and inviting introduction to this beautifully improved home. The hall provides seamless access to the principal ground floor living areas as well as the staircase ascending to the first floor.

The thoughtfully designed kitchen offers a practical yet stylish layout, featuring an abundance of base and wall units, generous worktop surfaces, and direct access to the adjoining dining room. Perfectly positioned between the kitchen and lounge, the dining area creates an ideal setting for family meals or entertaining guests, flowing effortlessly into the expansive lounge. This sun-filled reception room enjoys a delightful outlook and provides ample space for comfortable seating, making it a serene retreat to relax, unwind, or gather with loved ones. Completing the ground floor is a versatile home office/snug, perfect for working from home or study, alongside a convenient WC/utility room.

Upstairs, the landing leads to four generously proportioned bedrooms. The master bedroom is complemented by a private en suite shower room, while the remaining bedrooms are served by a modern, traditional style family bathroom fitted with a sleek four-piece suite comprising of a claw-foot bath with traditional style telephone shower head, a corner shower unit, WC and wash hand basin. Each bedroom offers flexible accommodation, ideal for family living, guests, or additional workspace, combining comfort with refined style.

Step outside from the lounge onto a delightful decked terrace area, the perfect spot for al fresco dining, morning coffees, or entertaining friends and family. Beyond, a generous, well-maintained lawn provides a lush, open space for play, and for the keen gardener, a raised vegetable patch and greenhouse offer the opportunity to cultivate home-grown produce.

### Entrance Hall

14'3" x 7'8" (4.344 x 2.347)

### Living Room

16'2" x 10'11" (4.949 x 3.341)

### Dining Room

9'10" x 6'4" (3.013 x 1.948)

### Snug

15'8" x 9'6" (4.797 x 2.908)

### Kitchen

19'1" x 9'3" (5.837 x 2.844)

### Utility/WC

7'8" x 4'4" (2.356 x 1.340)

### Landing

19'2" x 5'10" (5.865 x 1.795)

### Bedroom One

11'6" x 10'0" (3.520 x 3.062)

### Bedroom One En Suite

8'2" x 4'9" (2.494 x 1.458)

### Bedroom Two

17'10" x 8'4" (5.451 x 2.549)

### Bedroom Three

10'7" x 10'0" (3.228 x 3.054)

### Bedroom Four/Dressing Room

11'6" x 7'2" (3.518 x 2.185)

### Family Bathroom

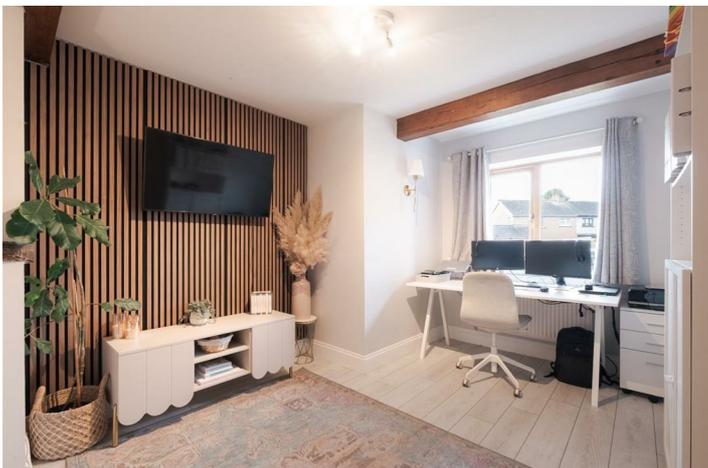
11'6" x 6'3" (3.520 x 1.922)

### Garage

17'10" x 8'2" (5.442 x 2.497)



- Exceptional Family Home
- Off Road Parking & Garage
- Stunning, Characterful & Charming
- En Suite to the Master
- Superb Rear Garden
- Popular Village Location
- Utility Room with WC
- 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.

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		91
(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		78	91
		EU Directive 2002/91/EC	