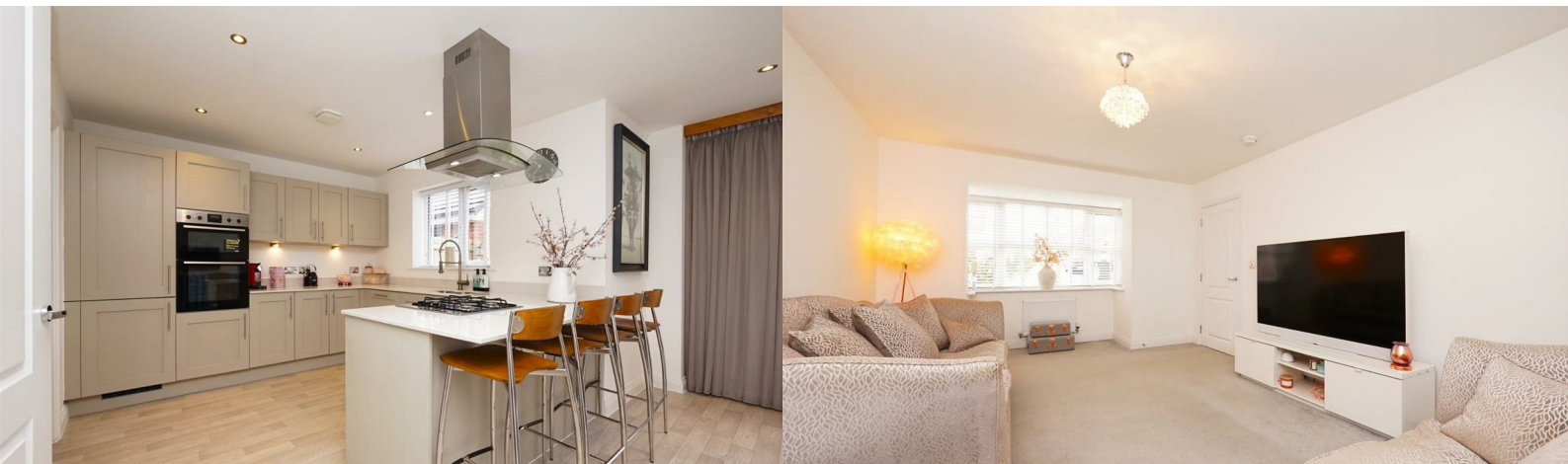




## 18 Forge Crescent

Ulverston, LA12 9FN

Asking Price £599,995



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*This recently constructed detached house, built in 2022, is located in the charming market town of Ulverston. Offering five spacious double bedrooms, this modern home is perfect for families seeking both comfort and style. Designed with practicality in mind, it features ample family rooms, providing plenty of space for relaxation and entertaining, along with multiple well-appointed bathrooms for convenience. The property also boasts a good-sized garden, ideal for outdoor activities and entertaining, as well as a double detached garage and a generous driveway offering ample parking. With its contemporary design, high-quality finishes, and desirable location, this home presents an excellent opportunity for those looking for a stylish and spacious family residence*

### A Walkthrough of Your Dream Home in Ulverston

As you approach this beautifully designed five-bedroom detached home, you'll immediately appreciate its private plot, set in the charming market town of Ulverston. The generous driveway, accommodating up to four cars in addition to the garage, provides ample parking space. The garage itself is well-equipped, featuring electric connections, extra power points, and a ZapTech EV charging station—perfect for modern convenience.

Stepping inside, you're greeted by a stylish and thoughtfully designed entrance hall, complete with bespoke under-stairs storage to keep things neat and organised.

The heart of the home is the spacious and light-filled open-plan kitchen and dining area, featuring French doors that open onto the beautifully landscaped garden—perfect for entertaining or simply enjoying a quiet morning coffee while taking in the stunning views of Hoad, the South Lakeland Fells, and Morecambe Bay. The recently upgraded cosentino polished stone worktops, add a luxurious touch to the modern kitchen, providing both durability and elegance.

Moving through the house, multiple well-appointed family rooms offer space for relaxation and socialising, designed with both style and practicality in mind. The home is heated by a GCH combi boiler with a 250L water cylinder, ensuring excellent water pressure throughout, and features a secure thermostatic zonal heating system, allowing for customised comfort on each floor.

Upstairs, you'll find five generously sized bedrooms, ideal for family living. The bathrooms are modern and stylish, offering high-quality finishes for convenience and comfort.

Outside, the property truly shines. The garden is fully fenced and turfed—an additional upgrade—offering a private, not-overlooked sanctuary for outdoor activities and gatherings. The exterior benefits from dusk-till-dawn sensor lighting on the front, side, and rear, along with a handy outside water point at the rear for gardening and maintenance needs.

This home is not only a fantastic space for family life but also comes with blinds included throughout (except for the baby's room)

This contemporary, high-quality home offers the perfect blend of practicality, luxury, and breathtaking surroundings—an exceptional opportunity for those looking for a stylish and spacious family residence in Ulverston.

### Living Room

12'1" x 17'8" (3.688 x 5.391)

### Study/Reception Room

10'0" x 9'8" (3.073 x 2.970)

### Kitchen/Diner - Family Room

14'10" x 29'7" (4.541 x 9.035)

### Utility Room

6'0" x 6'6" (1.85 x 1.994)

### Ground Floor WC

6'1" x 3'3" (1.873 x 1.004)

### First Floor Landing

17'1" x 10'4" (5.209 x 3.168)

### Bedroom One

12'8" x 12'3" (3.863 x 3.747)

### Dressing Room

8'5" x 5'5" (2.577 x 1.674)

### Ensuite

5'11" x 8'9" (1.828 x 2.691)

### Bedroom Two

10'2" x 13'0" (3.099 x 3.983)

### First Floor Bathroom

7'3" x 9'11" (2.235 x 3.031)

### Bedroom Three

11'4" x 10'1" (3.461 x 3.078)

### 2nd Floor Landing

6'6" x 3'7" (1.996 x 1.103)

### Bedroom Four

12'2" x 18'4" (3.725 x 5.601)

### Bedroom 5

10'2" x 18'3" (3.112 x 5.574)

### 2nd Floor Bathroom

7'7" x 8'1" (2.327 x 2.468)

### Detached Garage

19'8" x 19'3" (6.016 x 5.868)





- High Specification Detached House
- Master Suite with Dressing Room and Bathroom
- Automatic ventilation system in Bathrooms and Utility Area
- Council Tax Band G

- Exceptional Open Plan Family Room
- Five Double Bedrooms and Three Bathrooms
- Driveway and Garage



## Road Map



## Terrain Map



## Floor Plan

**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

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.

