



1 Hazelcroft Gardens

Ulverston, LA12 7AN

Offers In The Region Of £425,000



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This is a rare chance to own an impressive 4-bedroom family home in a prime location, just a stone's throw from the town centre. The property boasts a master bedroom with en suite, along with a double garage and ample parking to the rear, making it ideal for families. Enjoy outdoor living with a private front lawn garden and a raised decking sun terrace at the rear—perfect for relaxing or entertaining. With its unbeatable location and generous space, this home offers both comfort and convenience. Don't miss out—schedule your viewing today!

Step into this charming family home through the private front garden, which features a neatly maintained lawn, a patio area, and a higher wall adorned with shrubbery and mature trees, offering a secluded and inviting entrance.

Entering the entrance hall, you'll find ample storage space and access to the lounge, stairs, kitchen diner, and a spacious WC, which has potential to be converted into a wet room. The lounge is cosy yet generously sized, providing the perfect family space for relaxation.

The kitchen diner boasts modern shaker-style base and wall units, complemented by marble-effect worktops. It comes equipped with integrated appliances, including a double oven, microwave, dishwasher, and a five-ring gas hob. There's plenty of space for a dining suite, making it a central hub for family meals. Just off the kitchen, you'll find a utility/boot room complete with space for a fridge freezer and washing machine, plus a base unit with a sink and drainer for added convenience.

From the dining area, French doors lead out to a raised decking area, recently improved for child and pet safety. This sun trap offers lovely views of the nearby church, making it a perfect outdoor entertaining space. Steps lead down from the decking to the driveway, which provides ample off-road parking, along with access to the double garage.

On the first floor, a stunning triple aspect window floods the landing with natural light and offers lovely views. The spacious landing gives access to all four bedrooms and the family bathroom. The master bedroom includes a modern three-piece en suite shower room, while the family bathroom features a three-piece suite with a bath and central mixer tap, WC, and wash basin.

This home combines practicality and style, offering a perfect layout for family living in a prime location.

Entrance Hall

extends to 17'4" (extends to 5.30)

Ground Floor WC

Lounge

15'8" x 12'9" (4.80 x 3.90)

Dining Room

10'2" x 8'6" (3.10 x 2.60)

Kitchen

12'9" x 9'2" (3.90 x 2.80)

Utility/Boot Room

8'10" x 5'6" (2.70 x 1.70)

First Floor Landing

extends to 8'6" (extends to 2.60)

Bedroom One

12'5" x 10'5" (3.80 x 3.20)

En Suite Shower Room

Bedroom Two

12'9" x 8'2" (3.90 x 2.50)

Bedroom Three

10'2" x 8'10" (3.10 x 2.70)

Bedroom Four

10'2" x 8'10" (3.10 x 2.70)

Family Bathroom

8'2" x 6'2" (2.50 x 1.90)

Garage

16'8" x 16'8" (5.10 x 5.10)



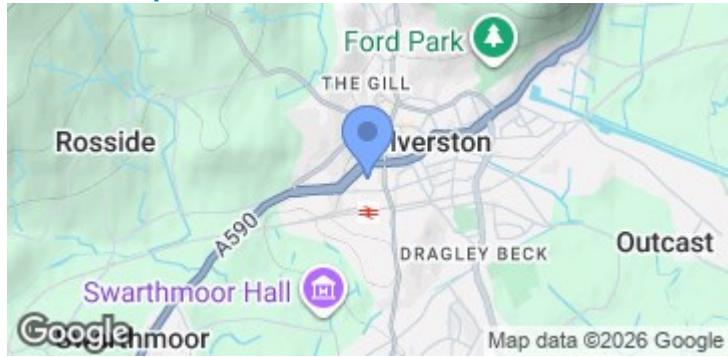
- Superb Family Home
- Double Garage & Off Road Parking
- Gas Central Heating & Timber DG
- Gardens to the Front & Rear
- Near to the Town Centre & Amenities
- En Suite to the Master Bedroom
- Close to the Train Station & Bus Routes
- Council Tax Band - E



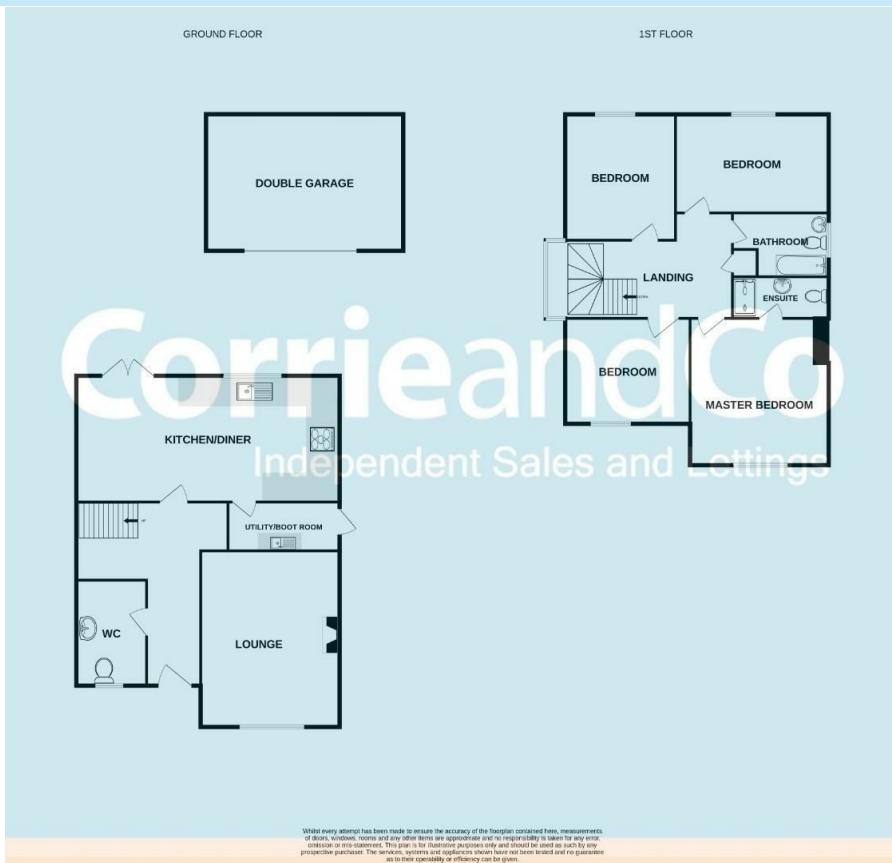
Road Map



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	