



22 Birkett Drive

Ulverston, LA12 9LS

Offers In The Region Of £475,000



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This superior detached family home in Ulverston has been redesigned and thoughtfully extended to offer exceptional versatility and space. Designed to suit a range of lifestyles, the property can be configured as either a three- or five-bedroom home, with the option of one or three reception rooms, providing flexibility for family living, entertaining, or homeworking. The rear of the house boasts a stunning open-plan kitchen and dining area, perfect for modern living, complemented by a convenient cloakroom and a separate utility/WC. Situated on a generous plot with beautifully landscaped gardens, the home also features excellent off-road parking and a garage, making it as practical as it is stylish. This is a truly fabulous property that combines contemporary design with functionality, offering an ideal setting for a growing family.

As you approach this superior detached family home in Ulverston, you're welcomed by its attractive frontage. Stepping inside, the hallway features modern laminate flooring and an Oak-style door, giving access to three ground-floor rooms.

To the front, the lounge boasts a beautiful bay window and a gas flame-effect stove set on a granite-style hearth, creating a warm and inviting living space. The snug offers great versatility, ideal as a second reception room or even an additional bedroom. Adjacent to this is the boot room, fitted with practical coat hooks and a striking double-paned feature window.

The music room sits to the side of the home, featuring a double-glazed window overlooking the gardens, making it a serene and inspiring space. A utility room provides excellent functionality with a WC, basin, plumbing for a washing machine, base and wall units, and houses the boiler.

At the heart of the home lies the impressive open-plan kitchen diner, designed with modern white handleless base and wall units, laminate work surfaces, an induction hob, electric oven, built-in fridge freezer, and dishwasher. The dining area is bright and spacious, with double doors opening directly onto a terrace, seamlessly connecting indoor and outdoor living.

Upstairs, you'll find four well-proportioned bedrooms, a stylish family bathroom, and a separate shower room, offering plenty of accommodation and flexibility for a growing family.

Externally, the property is set on a beautiful plot with landscaped gardens, featuring paved terraces and lawned areas ideal for entertaining or relaxing. Combined with ample off-road parking and a garage, this home delivers exceptional space, practicality, and modern design throughout.

Kitchen-Diner

27'0" x 11'7" (8.245 x 3.548)

Music room-Study

10'6" x 10'3" (3.225 x 3.141)

Entrance Hall

19'11" x 4'7" (6.074 x 1.402)

Ground Floor Stairwell Area

8'1" x 6'11" (2.475 x 2.127)

Utility/WC

8'2" x 7'9" (2.510 x 2.377)

Lounge

13'10" x 11'2" (4.223 x 3.411)

Snug

13'10" x 10'6" (4.223 x 3.208)

Boot Room

11'1" x 6'10" (3.397 x 2.101)

Bedroom Two

14'4" x 12'11" (4.380 x 3.960)

Bedroom Three

14'4" x 10'3" (4.373 x 3.131)

Landing

13'6" x 6'1" (4.118 x 1.861)

Shower Room

12'10" x 4'8" (3.926 x 1.444)

Bedroom One

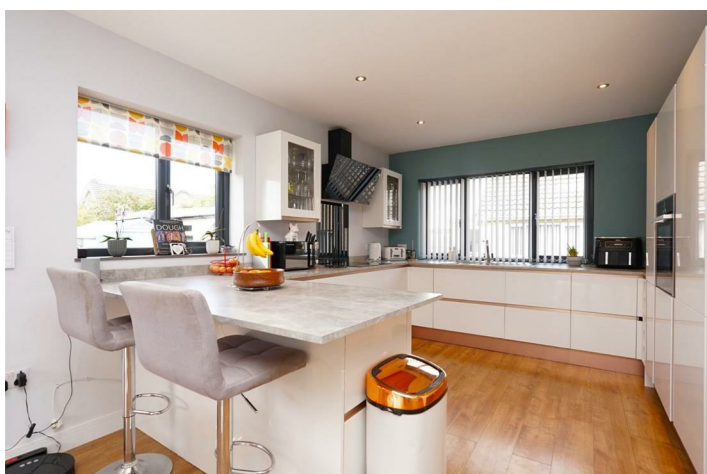
18'7" x 11'7" (5.669 x 3.538)

Family Bathroom

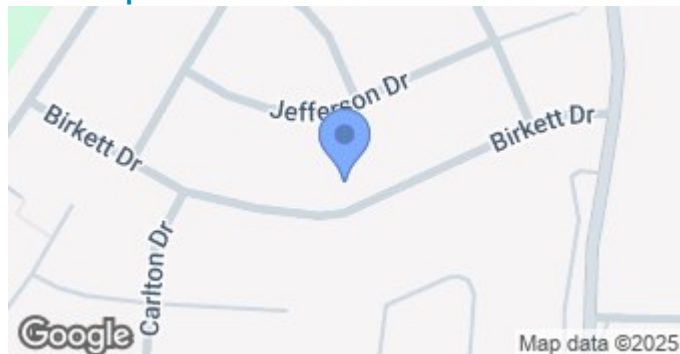
9'5" x 6'4" (2.877 x 1.947)



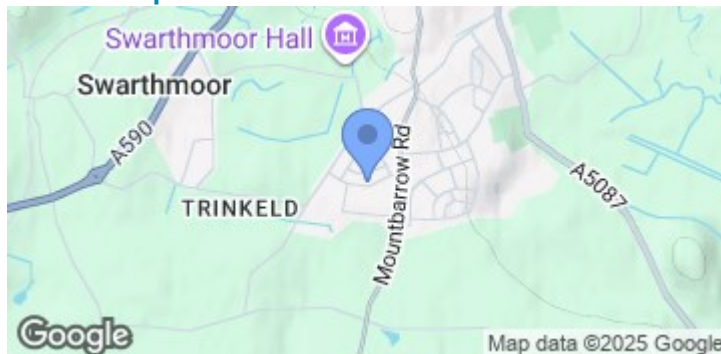
- Beautifully Redesigned Detached Home
 - Inviting Lounge
 - Stunning Open-Plan Kitchen Diner
 - Spacious Upper Floor
 - Ample Parking and Garage
- Elegant Entrance Hall
- Flexible Living Spaces
- Practical Utility & Boot Room
- Landscaped Gardens
- Council Tax Band D



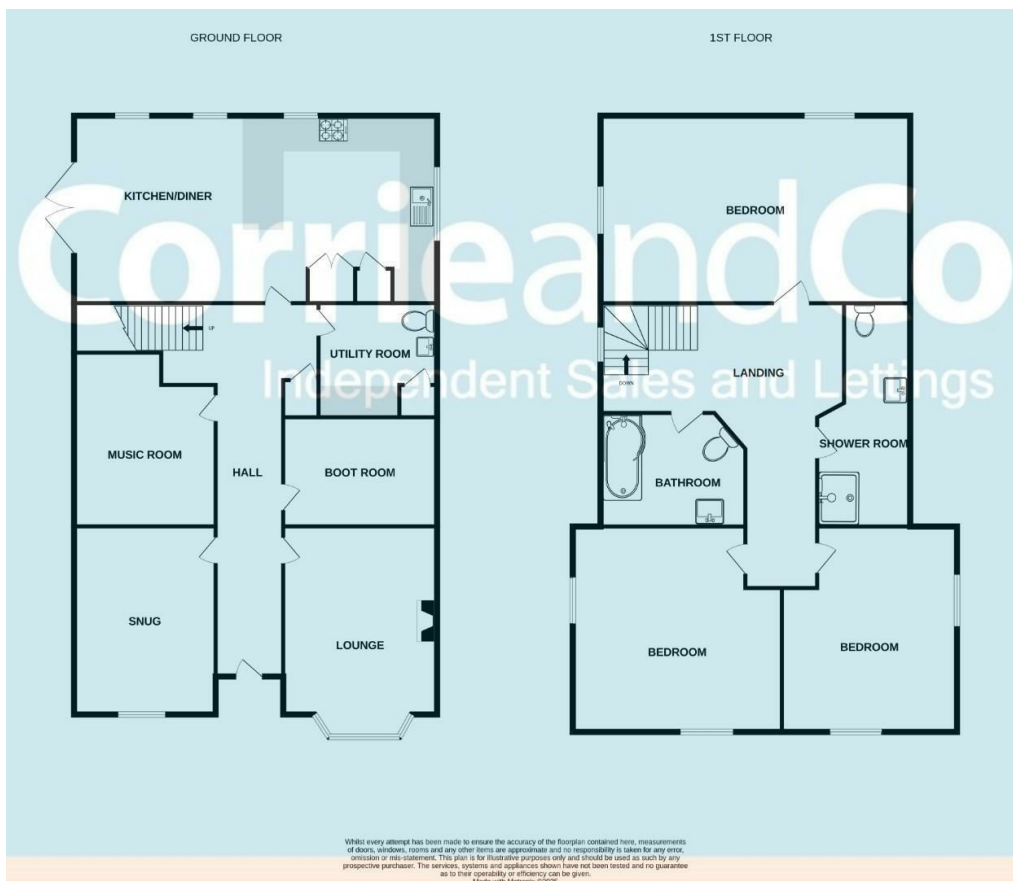
Road Map



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.

