



## 4 Eden Mount

Ulverston, LA12 9PT

Offers In The Region Of £240,000



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*Situated on the highly sought-after Croftlands Estate in Ulverston, this beautifully renovated and extended bungalow offers stylish and spacious living in a prime residential location. Immaculately presented throughout, the property has been thoughtfully updated to a high standard, featuring a modern fitted kitchen and contemporary shower room along with an inviting lounge. The impressive master bedroom is located on the first floor, creating a private and peaceful retreat, while the ground floor bedrooms provide versatile accommodation ideal for guests, a home office or additional reception space if required. Externally, the home benefits from driveway parking, well-maintained garden and a garage, making it a superb move-in ready opportunity in one of Ulverston's most popular areas.*

Situated on the ever-popular Croftlands Estate in Ulverston, this beautifully renovated and extended bungalow welcomes you through the front door into a bright entrance hall with stylish laminate flooring. A fitted cupboard neatly houses the consumer units, meters and boiler, keeping the space clean and uncluttered. From here, oak internal doors lead into the lounge, a comfortable and inviting room featuring a front-facing window and continued laminate flooring. The lounge provides access to the modern kitchen and the rear hallway.

The kitchen is fitted with contemporary sage green base and wall units complemented by a composite work surface, creating a sleek yet warm finish. Integrated appliances include an electric double oven with microwave, a five-ring gas hob, dishwasher and fridge freezer, while LVT flooring adds both durability and style. An external door from the kitchen provides direct access to the driveway, offering everyday convenience.

The rear hallway gives access to the ground floor accommodation and staircase. A versatile bedroom, currently ideal as a home office, benefits from patio doors opening directly onto the garden area, allowing for plenty of natural light. There is also a third bedroom/snug, offering flexible living space to suit individual needs. The stunning bathroom is beautifully appointed with modern fittings, a bath with mains shower over, and LVT flooring for a practical yet high-end finish.

Stairs rise to the first floor where the impressive master bedroom provides a private and peaceful retreat. Throughout the home, solid oak doors add a consistent touch of quality and quality craftsmanship, perfectly complementing the tasteful renovation.

Externally, the property boasts a well-maintained front and rear garden featuring newly installed decking in 2025 to the rear, creating an ideal space for outdoor dining and entertaining. A newly constructed garage (2025) further enhances the property, providing excellent storage or secure parking, alongside driveway parking to the front.

### Entrance Hall

5'7" x 3'10" (1.71 x 1.19)

### Lounge

10'11" x 15'7" (3.34 x 4.77)

### Kitchen

7'2" x 10'9" (2.19 x 3.29)

### Rear Hallway

11'10" x 5'2" (3.63 x 1.60)

### Bathroom

6'2" x 5'4" (1.89 x 1.65)

### Bedroom Two/Office

8'11" x 8'2" (2.72 x 2.49)

### Bedroom Three/Snug

9'2" x 8'7" (2.81 x 2.62)

### Upstairs Landing

8'11" x 5'9" (2.73 x 1.76)

### Bedroom One

18'2" x 14'9" (5.54 x 4.51)

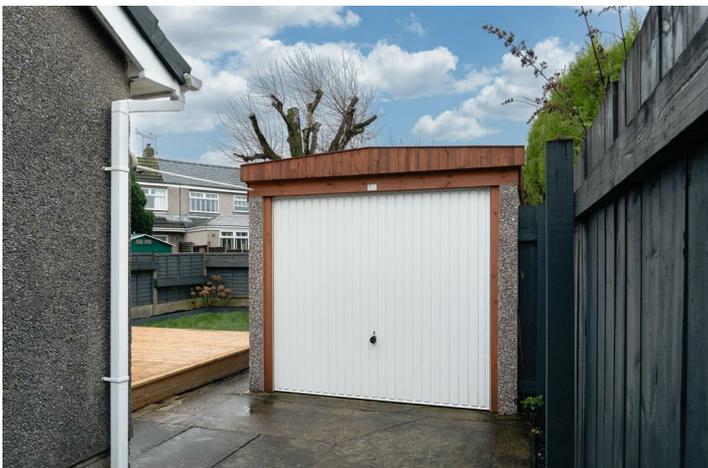
### Garage

8'3" x 19'8" (2.54 x 6.00)

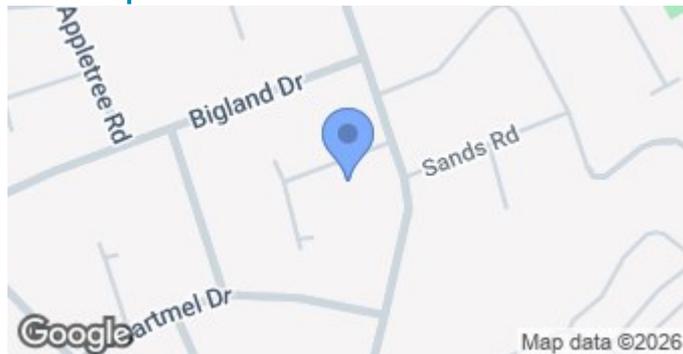


- Excellent Location
- Versatile Accommodation
- Driveway and Garage
- Viewings Highly Recommended

- Beautifully Presented
- Modern Kitchen and Bathroom
- Rear Garden with Decking
- Council Tax Band B



## Road Map



## Terrain Map



## Floor Plan



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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		
(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		EU Directive 2002/91/EC	