



3 Treetops, Bigrigg, CA22 2WB

£275,000

Sitting pretty in a quiet cul-de-sac in the sought-after village of Bigrigg, this spacious 3 DOUBLE bedroom detached dormer bungalow offers the perfect blend of comfort, practicality, and tranquility. Ideal for families or those seeking a relaxed lifestyle, this beautifully maintained home is ready to move into.

Inside, the property features a bright and welcoming living space, generous Kitchen and dining room, three generously sized bedrooms, accompanied nicely by a welcoming entrance hallway and two modern bathrooms, offering flexible accommodation across two floors with ample storage space.

Outside, a large garage incorporating the utility space, offers excellent storage or workshop potential, and the surrounding garden enjoys privacy and peace—perfect for enjoying sunny afternoons or gardening. With off road parking, and just moments away from the A595, location couldn't be more ideal. To arrange your viewing, call us today on 01946 693931.

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric and water supplies.

ENTRANCE

uPVC double glazed door leading to:

FOYER

11'5" x 9'9" (3.49 x 2.99)



A warming, spacious welcome with stairs to the first floor landing, under stairs storage cupboard, radiator and doors to:

LIVING ROOM

14'0" x 12'3" (4.27 x 3.75)



Light and airy lounge boasting double glazed patio doors to rear garden, radiator and wall mounted electric fire,

DINING AREA

11'11" x 9'10" (3.64 x 3.01)



A lovely space to enjoy mealtimes as a family, which will comfortably house a 6 seater table and chairs, double glazed window, radiator and leads through into:

KITCHEN

14'0" x 12'3" (4.27 x 3.75)



Range of wall and base units with complimentary work surfaces and tiled surrounds, inset stainless steel sink unit,

integral electric oven with gas hob and stainless steel extractor hood over, integral dish washer, double glazed window, storage cupboard and door accessing the garage.

BEDROOM 1

13'6" x 10'6" (4.12 x 3.22)



Back from the Foyer, access to the ground floor master suite with neutrally decorated double bedroom, double glazed window, radiator, access hatch and door to:

EN-SUITE BATHROOM

8'6" x 5'10" (2.60 x 1.80)



Three piece white suite comprising of a bath with mixer tap over, W.C, wash hand basin, chrome ladder style radiator, partly tiled wall coverings and double glazed window.

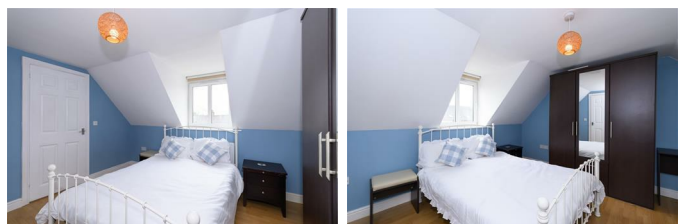
STAIRS AND LANDING

11'1" x 3'1" (3.38 x 0.96)

Back from the Foyer, stairs lead to the landing, benefiting from an additional large storage cupboard and provides access to:

BEDROOM 2

13'1" x 12'3" (3.99 x 3.74)



Double bedroom with double glazed window and radiator.

BEDROOM 3

13'1" x 11'10" (3.99 x 3.62)



Double bedroom with double glazed window and radiator.

SHOWER ROOM

7'4" x 6'2" (2.24 x 1.90)



White three piece suite comprising of a shower cubicle, W.C., wash hand basin, partly tiled walls and double glazed window,

GARAGE

22'10" x 9'2" (6.97 x 2.80)



Fitted to one end with base units incorporating an inset stainless steel sink unit, plumbing for a washing machine and wall hung gas central heated combi boiler.

The garage access from externally, is via an up and over door and the garage benefits from power and lighting.

FRONT EXTERNAL



Parking is available for 2 vehicles alongside access to the single integral garage and a small front lawn.

REAR EXTERNAL



The property boasts lovely low maintenance wrap around gardens which are mainly laid to lawn with the additional of a well thought out placed sunny patio.

DIRECTIONS

Travelling South on the A595 from Whitehaven towards Egremont, on entering the village of Bigrigg, turn left at the Captains House Pub, turn first left again and the property is on the left.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

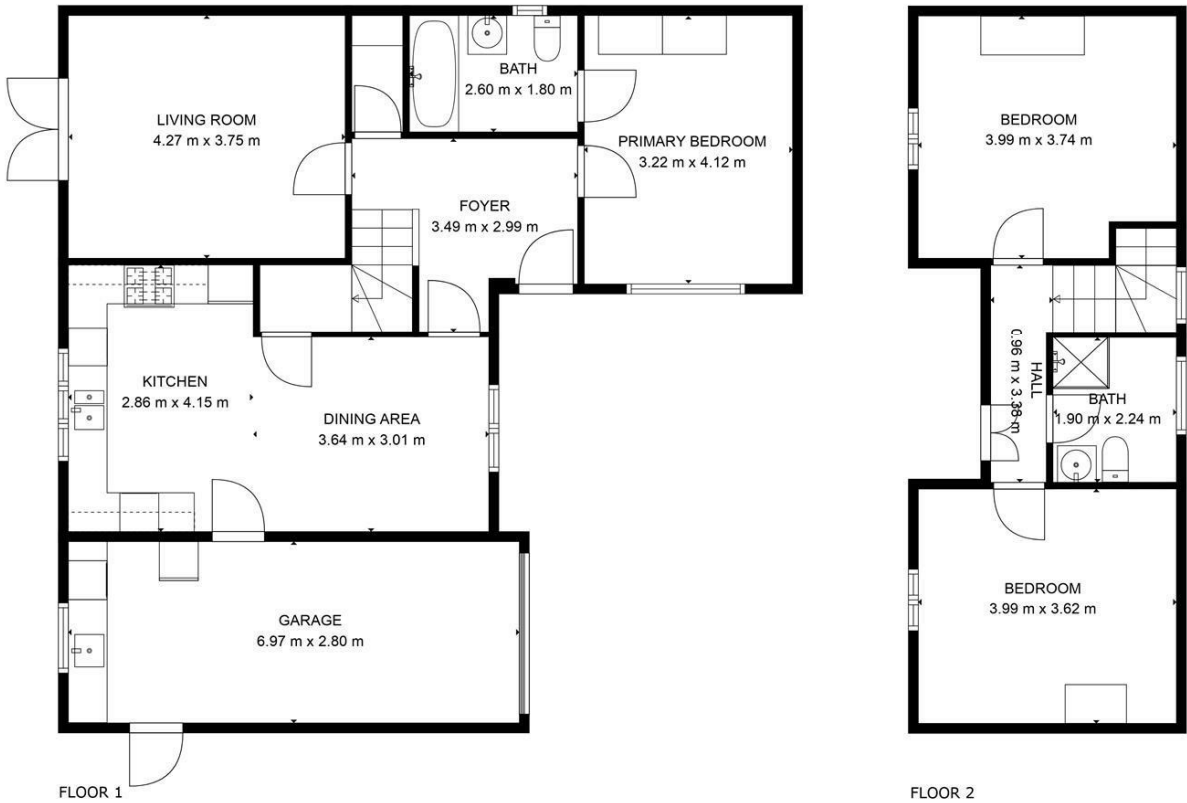
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

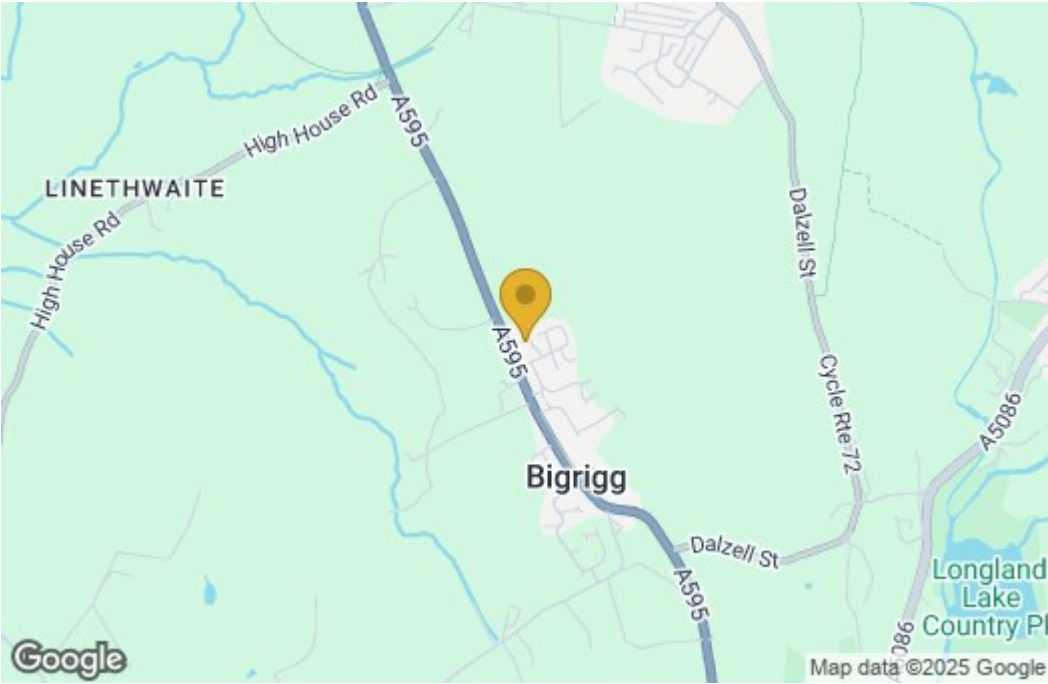
Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

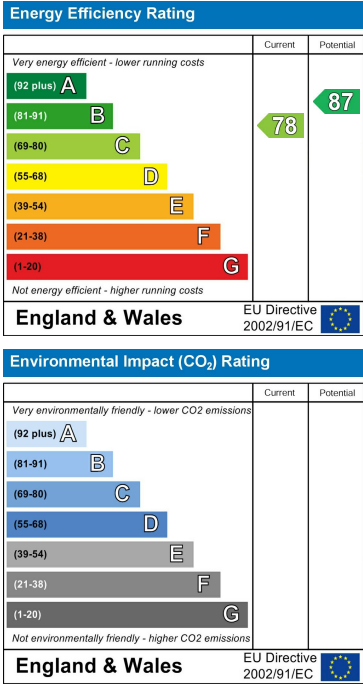


TOTAL: 102 m2
FLOOR 1: 71 m2, FLOOR 2: 31 m2
EXCLUDED AREAS: GARAGE: 20 m2, LOW CEILING: 9 m2
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.