



## , Fletchertown, Wigton, CA7 1BG

- Spacious Detached Bungalow
- Generous & Private Plot
- Kitchen & Conservatory
- Ample On-Site Parking
- Double Glazing & Gas Central Heating
- Stunning Views towards the Lakeland Fells
- Living Room with Feature Wood-Burning Stove
- Three Bedrooms (one ensuite)
- Rear Garden with Workshop, Borders and Views
- EPC - C

**Guide Price £235,000**



# , Fletchertown, Wigton, CA7 1BG - Guide Price £235,000

## DESCRIPTION

'The Close' is a beautifully presented, three bedroom detached bungalow set back from the road and with stunning rearward views toward the Lakeland Fells. Positioned alongside three other detached properties and located up a short laning, the home sits within a generous and private plot, securely nestled behind a 5-bar gate. Internally the accommodation is well proportioned, and includes a living room with a feature wood-burning stove, fitted kitchen, three bedrooms with one being ensuite, and a conservatory.

The double glazing has recently been upgraded and there is full gas central heating. Externally you will find a good frontage with parking for several vehicles and planting with mature shrubs and trees, while to the rear a thoughtfully designed garden awaits and an elevated patio with views to the fells. There is also a large workshop. EPC - C and Council Tax Band - B.

The village of Fletchertown is a peaceful and semi-rural setting, nestled nicely between the larger towns of Wigton and Cockermouth. Whilst Fletchertown itself offers a community centre, a wider array of conveniences, amenities and transport links can be found within the larger towns, including local shops, supermarkets, schools, bars and restaurants. The A595 and A596 are within a short drive which connect North Cumbria through to Western and Southern Cumbria with additional easy access to the A66 and M6 motorway. The Lake District National Park and Solway Coast are reachable within short drive, providing endless hours of beautiful walks and picturesque scenery.







Approximate total area<sup>(1)</sup>  
1030.97 ft<sup>2</sup>  
95.78 m<sup>2</sup>

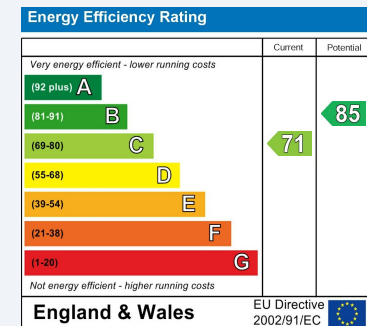
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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