



## St. Cuthberts Close

Burnfoot, Wigton, CA7 9GQ

Guide Price £240,000



- Immaculately Presented
- Living Room with French Doors
- Two Double Bedrooms
- Landscaped Rear Garden
- Sought After Development by Genesis Homes

- Detached Bungalow
- Contemporary Dining Kitchen
- Four-Piece Bathroom
- Off-Road Parking
- EPC - B

# St. Cuthberts Close

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This beautifully presented detached bungalow represents the perfect living space and is nicely situated within the highly sought after Genesis Homes 'St. Cuthberts' development, towards the outskirts of Wigton town. With a contemporary interior throughout and a beautifully landscaped rear garden, the property is simply ready for the new owner to move straight in and enjoy straight away. A viewing is imperative to appreciate.

The single level accommodation, which has double glazing and gas central heating throughout, briefly comprises: hallway, living room, dining kitchen, two double bedrooms and bathroom internally. Externally the property has off road parking and front and rear gardens. EPC - B and Council Tax Band - C.

St. Cuthberts is a recently constructed development, located on the edge of Wigton. The market town boasts fantastic amenities including shops, supermarkets, pubs, reputable primary and secondary schools and a train station. Access to the Border City of Carlisle within 20 minutes with the M6 motorway being within 30 minutes. The West Coast of Cumbria and the Lake District National Park are all within a short drive.

## HALLWAY

## DINING KITCHEN

12'5" x 9'6" (3.78m x 2.90m)

## LIVING ROOM

16'2" x 11'9" (4.93m x 3.58m)

## BEDROOM ONE

12'5" x 9'10" (3.78m x 3.00m)

## BEDROOM TWO

11'1" x 10'5" (3.38m x 3.18m)

## BATHROOM

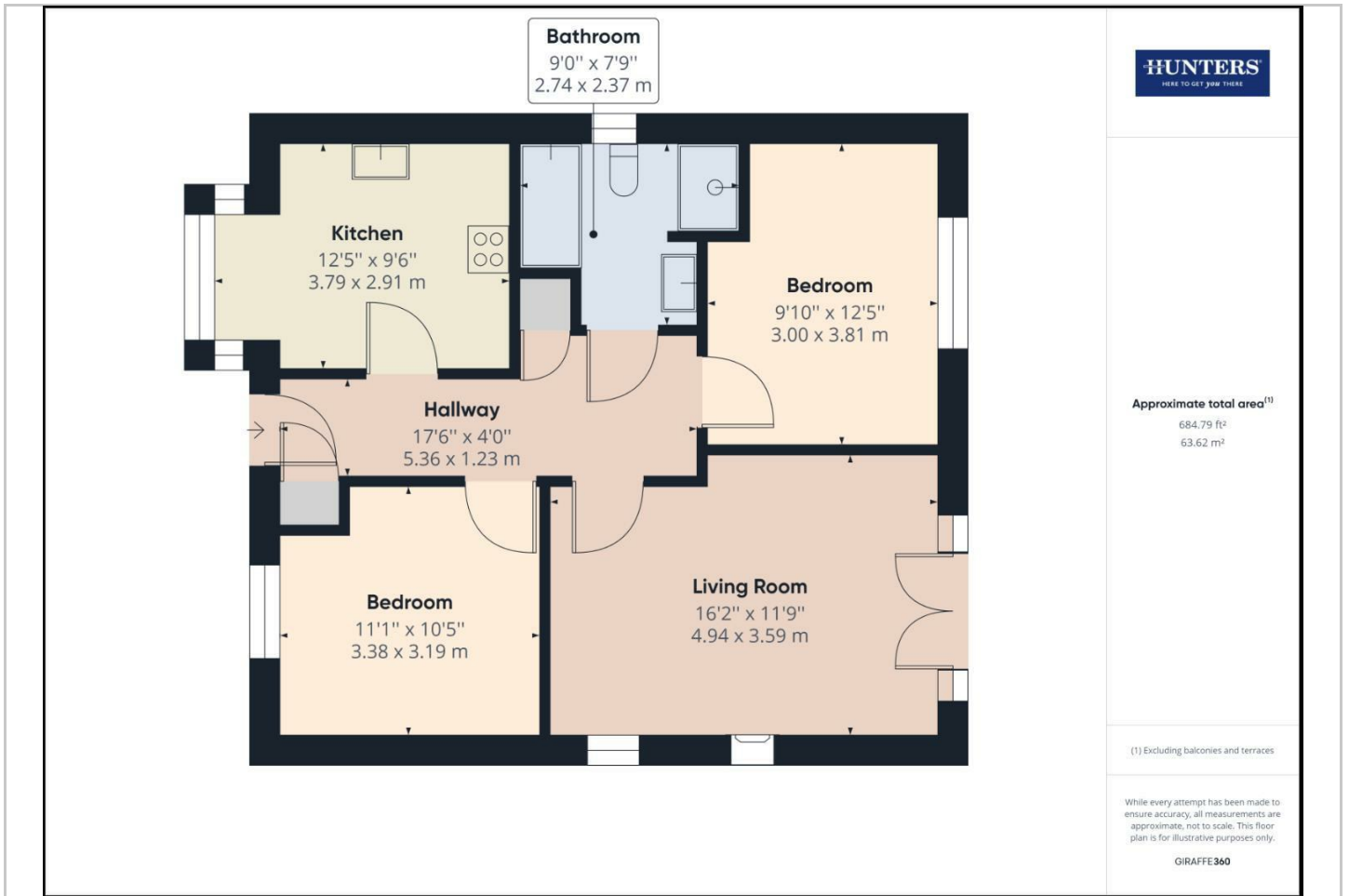
9'0" x 7'9" (2.74m x 2.36m)

## EXTERNAL

The bungalow has off road parking for two vehicles to the front with lawned front garden. Side access gate to the rear. The enclosed rear garden is of generous size, with two paved seating areas perfect for outdoor entertaining along with lawn and borders.



# Floorplan







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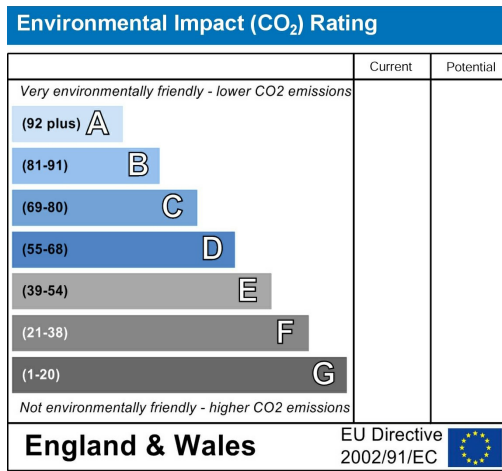
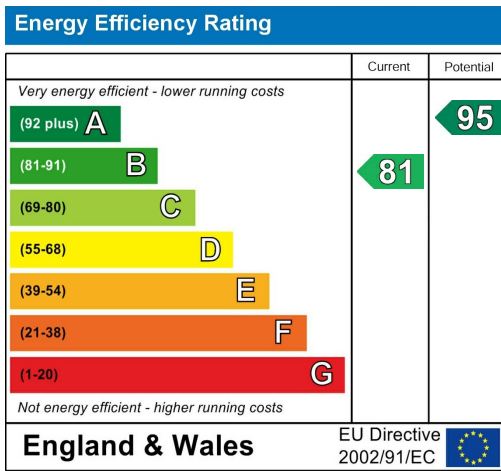


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### Energy Efficiency Graph



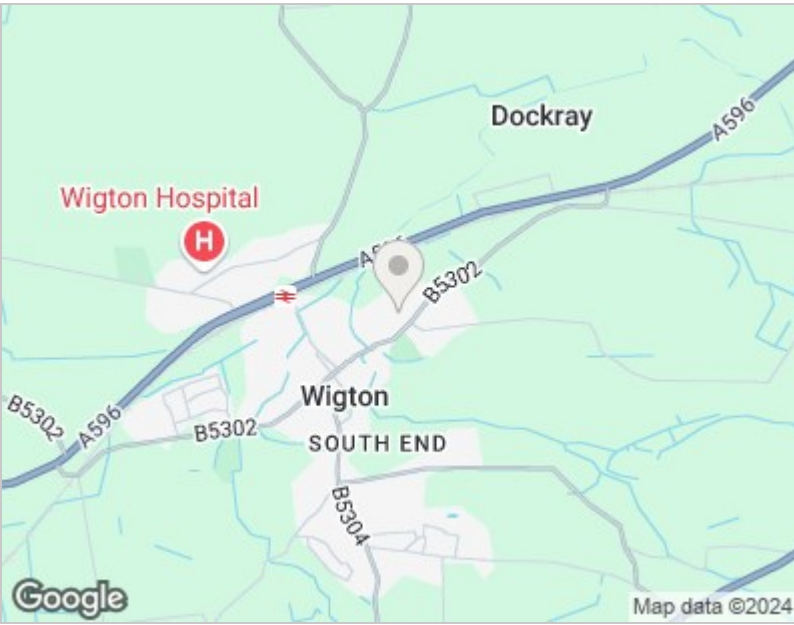
### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map

Hybrid Map



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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.

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