



Deer Park

Wigton, CA7 9ND

Guide Price £240,000



- Extended Semi-Detached Family Home
- Spacious Dining Kitchen with Central Island, Breakfast Bar & Patio Doors
- Three Bedrooms
- Ample Off-Road Parking & Integral Garage
- Solar Panels for Added Efficiency

- Beautifully Presented Throughout
- Living Room with Multi-Fuel Stove
- Upstairs Family Bathroom & Downstairs Shower Room
- Landscaped Rear Garden with Large Patio
- EPC - D

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Offered to the market in a pristine condition throughout is this extended, three bedroom semi-detached family home. Peacefully located towards the outskirts of Wigton, the home boasts a most beautiful open plan dining kitchen which enjoys a central island with breakfast bar, integrated appliances and double patio doors to the landscaped rear garden, certainly an envious space that blends indoor and outdoor living perfectly. Furthermore, a spacious living room with multi-fuel stove, downstairs shower room, utility room and modern first floor bathroom enhance the practicality of this home. Stepping outside, the rear garden has been beautifully landscaped and includes a large patio area, perfect for alfresco dining, and a generous lawned garden. Ample off-road parking and an integral garage complete this wonderful home. A viewing is not only recommended, it is essential.

The accommodation, which has solar panels, gas central heating and double glazing, briefly comprises a hallway, living room, dining kitchen, utility room, shower room and integral garage to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally there is off-road parking to the front and an enclosed rear garden. EPC - D and Council Tax Band - B.

Deer Park is a popular residential location toward the outskirts of Wigton. The market town itself boasts fantastic amenities including shops, supermarkets, pubs, reputable primary and secondary schools and a train station. The convenience of the location is excellent, the A595 can be reached within minutes providing direct access either toward Carlisle with the M6 motorway or toward West Cumbria including the A66 and the Lake District National Park.

HALLWAY

Entrance door from the front, internal door to the living room, stairs to the first floor landing and a radiator.

LIVING ROOM

Double glazed window to the front aspect, radiator, inglenook multi-fuel stove with stone hearth and an internal door to the dining kitchen.

DINING KITCHEN

Kitchen Area:

Fitted kitchen with central island and breakfast bar, comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric double oven with grill, integrated microwave, integrated plate warming drawer, integrated dishwasher, integrated fridge, integrated wine cooler, electric hob, extractor unit, inset one and a half bowl sink with mixer tap, plinth lighting, recessed spotlights, designer vertical radiator, double glazed window to the rear aspect, double glazed Velux window, internal door to the utility room and an under-stairs cupboard.

Dining Area:

Double glazed patio doors to the rear garden, double glazed Velux window, recessed spotlights and a designer vertical radiator.

UTILITY ROOM

Fitted base and wall units with matching worksurface and upstands above. Space and plumbing for a washing machine, space for an under-counter fridge/freezer/tumble drier, Belfast sink with mixer tap, enclosed and wall-mounted gas boiler, recessed spotlights, double glazed window to the rear aspect, external door to the rear garden and internal doors to the shower room and garage.

SHOWER ROOM

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Part-tiled walls, tiled flooring, recessed spotlights and an obscured double glazed window.

GARAGE

Electric roller door to the front driveway, power, lighting and wall-mounted inverter for the solar panels.

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point, over-stairs cupboard and a double glazed window to the side aspect.

BEDROOM ONE

Double glazed window to the front aspect, radiator and a built-in cupboard/wardrobe.

BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and a P-shaped bath benefitting a mains shower with rainfall shower head. Fully-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL

Front:

A block-paved driveway allowing off-road parking for two vehicles, gravelled front garden area and a shared access pathway with gate towards the rear garden.

Rear:

Enclosed rear garden benefitting a large paved seating area directly outside the dining kitchen patio doors and a lawned garden. Further to the rear garden is an external cold water tap, electricity socket and a timber garden shed.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - topping.straying.unity

Floorplan



Ground Floor



Floor 1

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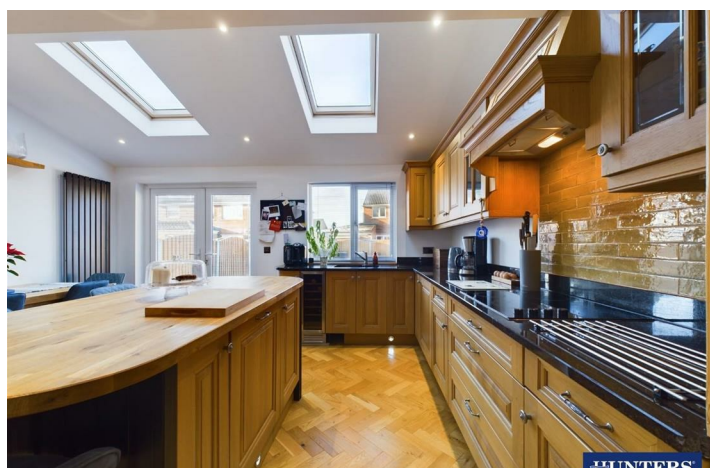
Approximate total area⁽¹⁾

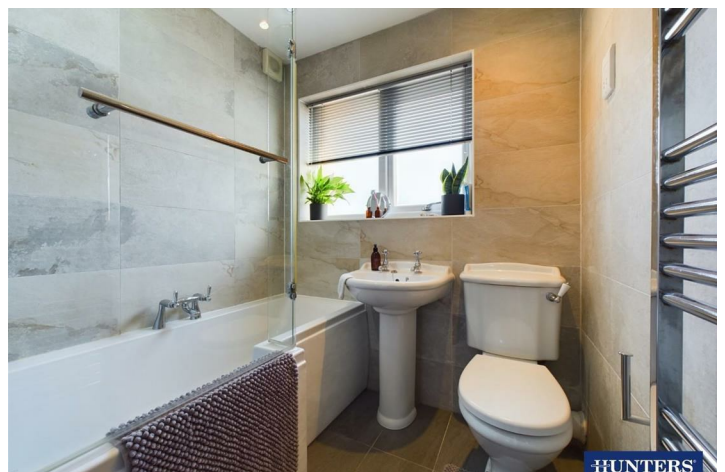
1185.56 ft²
110.14 m²

(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.

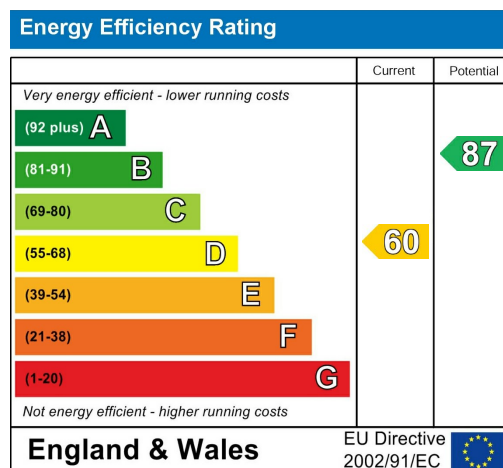
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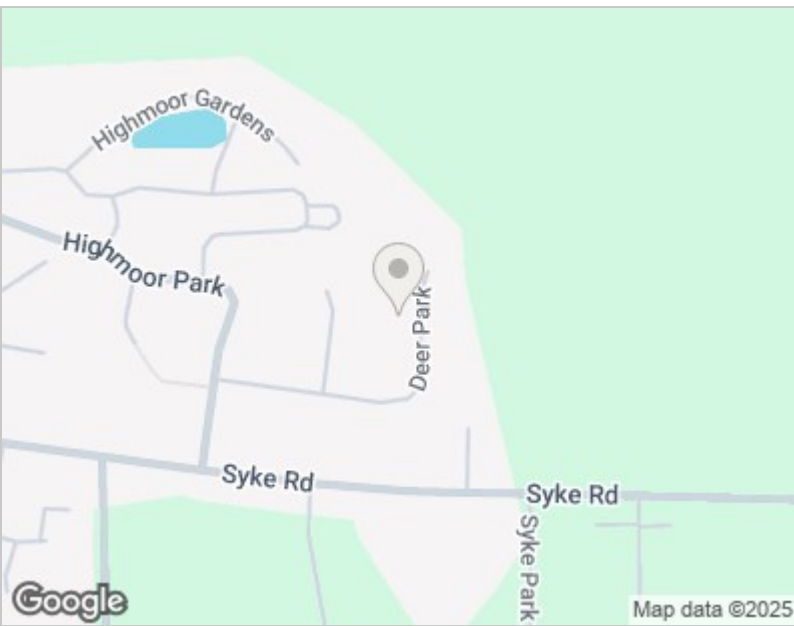
Energy Efficiency Graph



Viewing

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

Road Map



Hybrid Map



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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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