



Woolner Brook

Wigton, CA7 9EG

Guide Price £255,000



- Modern Detached Family Home within a Popular Residential Development
- Open-Plan Living, Dining & Kitchen with Adjoining Utility Room
- Four Bedrooms with Master En-Suite
- Large Enclosed Rear Garden plus Lawned Front Garden
- Boarded Loft with Lighting & Pull-Down Ladder
- Immaculately Presented Throughout
- Additional Office/Study or Reception Room
- Three Piece Family Bathroom & Downstairs WC/Cloakroom
- Driveway Parking for Three Vehicles
- EPC - B

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This modern detached family home is offered to the market in an immaculate condition throughout and is truly ready for the new owners to move straight in, unpack and live happily ever after. Constructed in 2022 and finished to a high-specification, the four-bedroom property boasts a light and airy interior which flows perfectly from room to room, thoughtfully designed to accommodate the needs of modern family living. At the heart of the home there is a wonderful open plan living, dining & kitchen which enjoys direct access to the large enclosed rear garden, a perfect space to combine indoor and outdoor living and entertainment. Furthermore, an additional office/study and utility room to the ground floor enhance the practicality and versatility of this home. Heading upstairs, there are four good-sized bedrooms centred around a three-piece family bathroom, with the additional convenience of the master bedroom having its own en-suite shower room. Tucked away nicely on a private road of only three properties and with a pleasant outlook over a small-play area, the home boast excellent access to a wide array of amenities within the town centre along with multiple transport connections including the A595, A596 and Wigton Train Station. A viewing is essential to appreciate this excellent home.

The accommodation, which has dual-zone gas central heating and double glazing throughout, briefly comprises a hallway, open-plan living, dining and kitchen, utility room, office/study and WC/cloakroom to the ground floor with a landing, four bedrooms, master en-suite and family bathroom on the first floor. Externally there is off-road parking and gardens to the front and rear. EPC - B and Council Tax Band - D.

Woolner Brook is a recently constructed development located centrally within 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

Entrance door from the front, internal doors to the living, dining & kitchen, office/study and WC/cloakroom, radiator, security alarm panel and stairs to the first floor landing.

LIVING, DINING & KITCHEN

Living Area:

Double glazed window to the front aspect, radiator and recessed spotlights.

Dining Area:

Double glazed window to the rear aspect and a radiator.

Kitchen Area:

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric oven, integrated microwave, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, radiator, recessed spotlights, internal door to the utility room, double glazed French doors to the rear garden and a double glazed window to the rear aspect.

UTILITY ROOM

External door to the side pathway, fitted base unit with matching worksurface and upstand above, space and plumbing for a washing machine, space for a tumble drier, wall-mounted and enclosed gas boiler, radiator and extractor fan.

OFFICE/STUDY

Double glazed window to the front aspect and a radiator.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashback, radiator and an extractor fan.

LANDING

Stairs up from the ground floor, internal doors to four bedrooms and family bathroom, radiator and a loft-access point. We have been advised the loft includes a pull-down ladder, lighting and boarding, completed by a professional company and benefitting a 10 year warranty.

MASTER BEDROOM

Double glazed window to the front aspect, radiator, over-stairs cupboard and an internal door to the en-suite.

MASTER EN-SUITE

Three piece suite comprising a WC, pedestal wash hand basin and double shower enclosure with mains shower. Part-tiled walls, chrome towel radiator, recessed spotlights and an extractor fan.

BEDROOM TWO

Double glazed window to the front aspect and a radiator.

BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

BEDROOM FOUR

Double glazed window to the rear aspect and a radiator.

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and a bath with shower over. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL

Front Garden/Driveway:

Lawned garden, block-paved driveway and paved pathway with access gate to the rear garden.

Rear Garden:

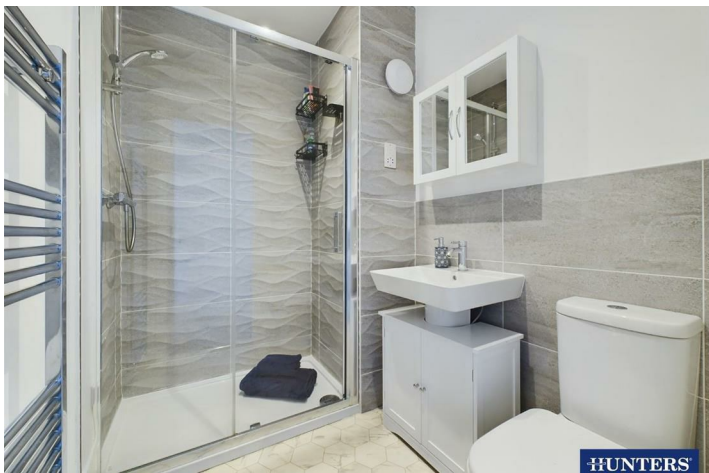
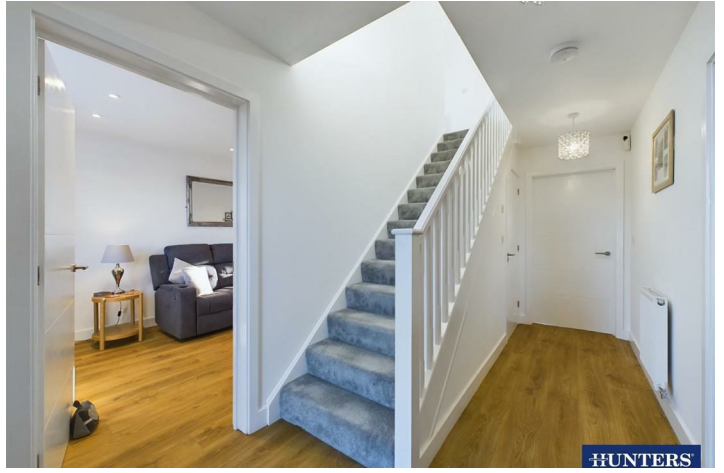
Lawned garden, paved pathway and an external cold water tap.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [guard.venturing.rational](https://www.what3words.com/guard.venturing.rational)

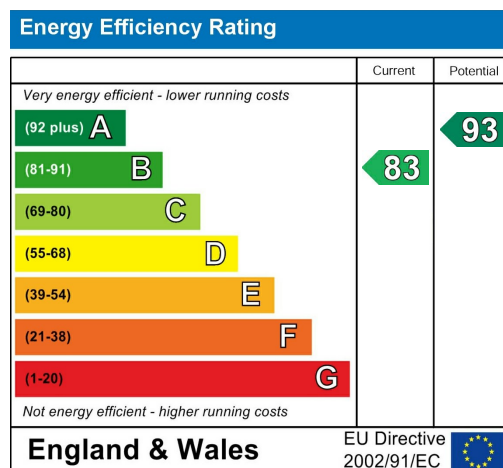
Floorplan







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





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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