



HUNTERS®

Scholars Green

Wigton, CA7 9BT

Guide Price £299,950



- Extended & Beautifully Upgraded Detached Family Home
- Exceptional Interior Rarely Found in Modern Properties
- Light-Filled Sunroom with Feature Multi-Fuel Stove & Bi-Folding Doors
- Luxurious Family Bathroom & Downstairs WC/Cloakroom
- Ample On-Site Parking & Integral Garage
- Situated at the Head of a Peaceful Cul-De-Sac
- Spectacular Dining Kitchen with Central Island
- Four Good-Sized Bedrooms with Master En-Suite
- Beautifully Landscaped & Private Rear Garden
- EPC - C

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Simply Stunning! This extended and beautifully upgraded detached four-bedroom family home sits at the head of a peaceful cul-de-sac in one of Wigton's most sought-after areas. Designed and upgraded to impress, the home offers an exceptional interior rarely found in modern properties, featuring a spectacular dining kitchen with central island, flowing into a light-filled sunroom with vaulted ceiling, multi-fuel stove, and bi-folding doors to the landscaped rear garden. The formal living room provides the perfect cosy retreat, while four generous bedrooms include a master with stylish en-suite and a luxurious family bathroom. Outside, the private rear garden is a true haven for relaxing, entertaining, and summer dining, complemented by ample off-street parking and an integral garage. A must-see home that blends luxury finishes with practical family living, book your viewing with Hunters today.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining kitchen, sunroom, utility room and WC/cloakroom to the ground floor with a landing, four bedrooms, master en-suite and family bathroom to the first floor. Externally there is a rear garden, off-street parking and an integral garage. EPC - C and Council Tax Band - B.

Wigton is an attractive and well-connected market town offering a high standard of living in a desirable Cumbrian setting. The town benefits from a comprehensive range of local amenities, including supermarkets, independent shops, public houses, and well-regarded primary and secondary schools. Rail connections are available within Wigton itself, linking to destinations throughout Western Cumbria and back to Carlisle's Citadel station, which forms part of the West Coast mainline. The town also enjoys excellent road access via the A595 and A596, providing direct routes to Carlisle, the M6 motorway, the A66, and beyond. For those who enjoy the great outdoors, the Lake District National Park is accessible within an hour, offering endless opportunities for scenic walks, outdoor pursuits, and the exceptional natural beauty that Lakeland is renowned for. Combining traditional charm with modern convenience, Wigton presents an ideal location for those seeking a balanced lifestyle in a welcoming and accessible community.

GROUND FLOOR:

ENTRANCE HALL

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

LIVING ROOM

Double glazed window to the front aspect, radiator and double doors 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 timber worksurfaces and splashbacks above. Integrated eye-level NEFF slide & hide electric oven, integrated NEFF combination microwave, integrated tall HOOVER fridge, integrated NEFF dishwasher, NEFF electric hob, extractor hood, one and a half bowl sink with mixer tap, plinth lighting, under-stairs cupboard with lighting internally, internal door to the utility room and a double glazed window to the rear aspect.

Dining Area:

Fitted base, wall and display units with two wine-racks, timber worksurface, seating bench, plinth lighting and electric fan heater. Opening through to the sunroom.

SUNROOM

Double glazed bi-folding doors to the rear garden, double glazed window to the rear aspect, four double glazed Velux windows and a feature multi-fuel stove with stone hearth and tiled splashbacks.

UTILITY ROOM

Fitted timber worksurface with splashback, integrated HOOVER washing machine, integrated HOOVER tumble drier, wall-mounted and enclosed gas boiler, radiator, internal doors to the WC/cloakroom and garage, and an external barn-style door to the side elevation.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashback, radiator and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to four bedrooms and family bathroom, loft-access point and a built-in cupboard housing the water tank.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

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

En-Suite:

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

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 vanity unit with WC and wash basin, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-boarded and part-tiled walls, chrome towel radiator, LED mirror, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a block-paved driveway, allowing on-site parking for two/three vehicles. Access from the driveway into the entrance hall, garage and a side gate to the rear garden. Further to the front elevation is a small mature garden area with established bushes/shrubs.

Rear Garden:

To the rear of the property is a beautifully landscaped garden, comprising a generous paved seating area directly outside the sunroom bi-folding doors, a further large gravelled garden/drying area with established borders and additional paving, a timber garden shed, external cold water tap and an external electricity socket.

GARAGE:

Manual up and over garage door, pedestrian access door, power and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - shaky.mimes.spans

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

PLEASE NOTE:

There is an annual payment of approximately £65 per annum for the upkeep of the development.

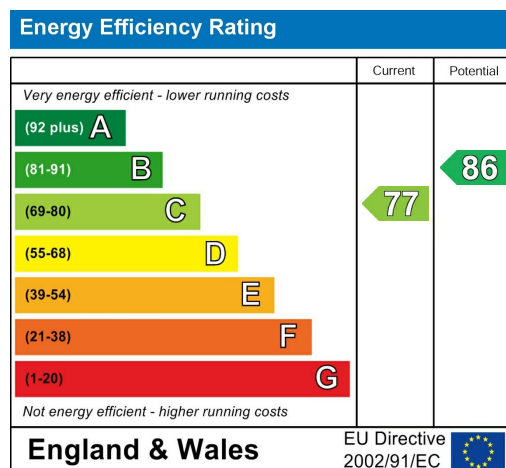
Floorplan







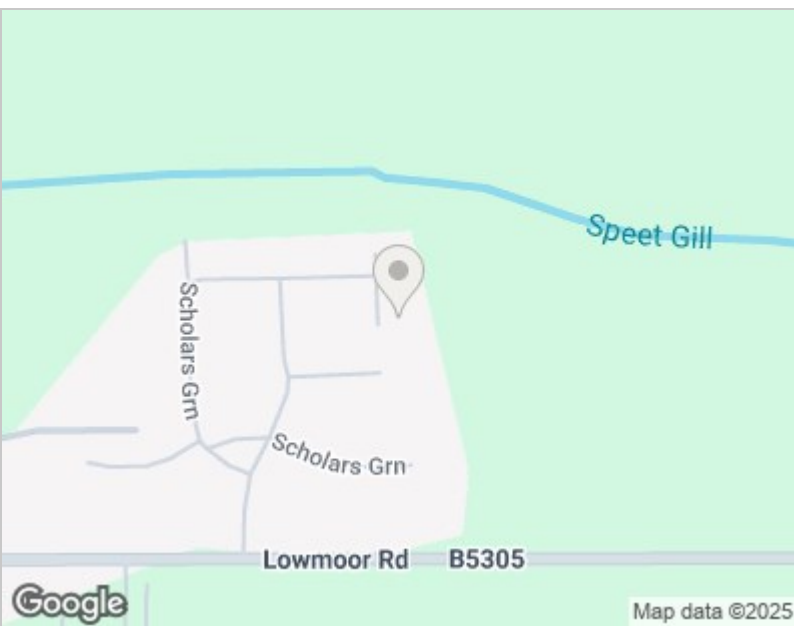
Energy Efficiency Graph



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



HUNTERS
HERE TO GET YOU THERE



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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