



1 Kings Garth, Oulton, CA7 0NH  
Guide Price £325,000

PFK

# 1 Kings Garth

## The property:

Welcome to 1 Kings Garth, a beautiful detached bungalow sitting in a lovely wrap around garden, in the peaceful village of Oulton, just 2 miles outside of Wigton.

In a cul-de-sac of just 5 properties, this home offers spacious accommodation, which has been well maintained and includes oak internal doors throughout, plus a superb sun room, with vaulted ceiling and feature oak beams, a wonderful room that can be enjoyed all year round. The living accommodation provides a kitchen and separate utility room, a lounge with log burning stove, dining room and of course the sun room. There are 3 bedrooms, the principle one benefitting from an en-suite, and a family bathroom.

Externally there is ample driveway parking and a detached garage with electric door and secure gated access to the glorious garden that wraps around the property.





## Oulton, Wigton

### The location:

Oulton is a pretty, rural hamlet, just 2 miles to the north of the historic market town of Wigton and all the shopping, education, leisure and public transport amenities on offer there. The Solway Coast AONB and South Solway Mosses National Nature Reserve are close by, so you can enjoy the benefit of a nature filled outdoor lifestyle on your doorstep. Plus, there is easy access to the A596, Wigton and the major West Coast and Carlisle employment centres all within a commutable proximity.

### Directions

1 Kings Garth can be located with the postcode CA7 0NH and identified by a PFK For Sale board. Alternatively by using What3Words; [///scouts.cadet.neutron](https://what3words.com///scouts.cadet.neutron)



**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**

## ACCOMMODATION

PVCu front door and side panels into the hallway.

### Hallway

With coving, radiator, doors off to the lounge, kitchen, bedrooms and bathroom and a loft access hatch.

### Lounge

16' 3" x 13' 3" (4.95m x 4.04m)

Dual aspect room with sliding sash PVCu double glazed windows to the front and side aspects, feature fireplace with log burning stove, coving, door to dining room.

### Dining Room

12' 4" x 9' 8" (3.75m x 2.94m)

Door to the kitchen, open plan archway leading into the sunroom, sliding sash double glazed window to the rear aspect, radiator.

### Sun Room

12' 0" x 11' 11" (3.65m x 3.64m)

Vaulted ceiling and feature oak beams, a fabulous shaped room with double glazed windows taking in front, side and rear views of the wrap around garden, with PVCu glazed door to the garden, radiator.

### Kitchen

11' 7" x 9' 8" (3.52m x 2.94m)

Double glazed, sliding sash window to the rear aspect. Fitted with a range of cream wall and base units with laminated worktops and tiled splashbacks, coving, radiator, free-standing Range Master range cooker, integrated canopy extractor over, 1.5 bowl stainless steel sink and drainer unit, door leading to the dining room, hallway and utility.

### Utility Room

9' 8" x 5' 5" (2.95m x 1.66m)

PVCu door and window to the rear overlooking the parking to the property, space and plumbing for washing machine, space for free-standing fridge freezer, radiator, coving, extractor fan.



### **Bedroom 1**

9' 4" x 9' 0" (2.85m x 2.75m)

Double glazed, sliding sash window to the front aspect, radiator, coving.

### **Bathroom**

9' 9" x 8' 1" (2.96m x 2.46m)

Double glazed, sliding sash window to the rear aspect, W.C., pedestal wash-hand basin, corner bath with shower over, extractor fan, coving, radiator.

### **Bedroom 2**

13' 0" x 11' 8" (3.96m x 3.56m)

The principal bedroom with double glazed, sliding sash window to the front aspect, radiator, coving and door leading to the ensuite.

### **En-Suite**

9' 5" x 5' 5" (2.86m x 1.64m)

Double glazed, sliding sash window to the front aspect, coving, extractor fan, W.C., wash-hand basin inset into vanity unit, walk-in corner shower cubicle, radiator.

### **Bedroom 3**

10' 7" x 9' 9" (3.23m x 2.96m)

Double glazed, sliding sash window to the rear aspect, radiator.

### **EXTERNALLY**

Gardens & Parking Block paved and tarmac driveway with off-street parking for two to three vehicles, secure gated access to the garden, which is mainly laid to lawn with mature shrub borders. The rear garden is low maintenance gravel. Outside power sockets. Oil tank located to the rear of the garage.

### **Garage**

6.11m x 3.17m (20' 1" x 10' 5") Houses the Worcester oil boiler, electric door, power, lights and water tap.



## ADDITIONAL INFORMATION

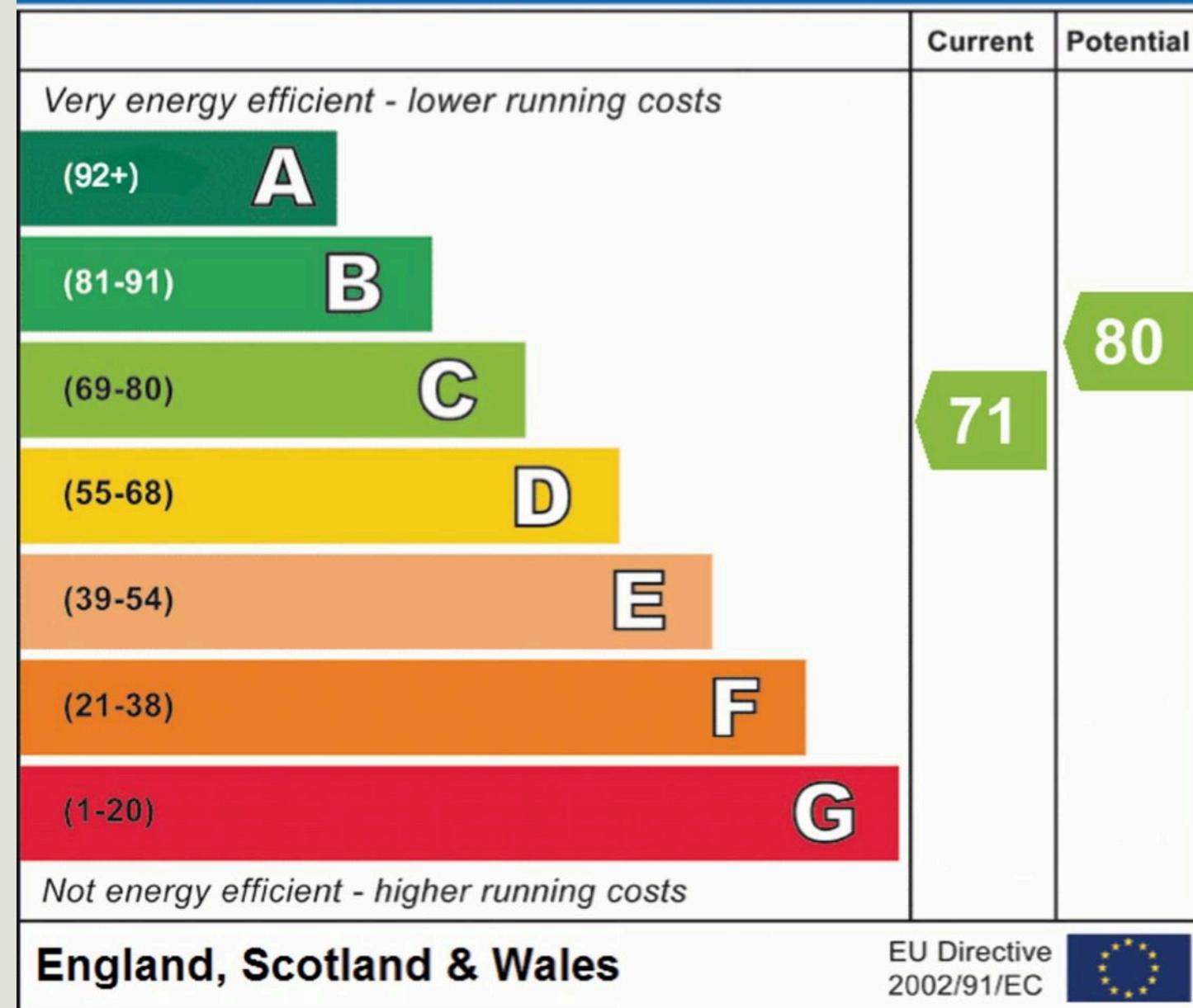
### Services

Mains electricity, water & drainage; oil central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referrals and Other Payments

PK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

# Energy Efficiency Rating





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