

14 Howgill Close, Bolton Low Houses, Wigton, CA7 8PG

Guide Price £375,000

PFK

14 Howgill Close

The Property:

Step into this beautifully presented five bedroom, two bathroom detached dormer bungalow and discover a home that seamlessly blends modern style with inviting family friendly spaces. The property welcomes you with a bright and airy entrance hall, featuring a contemporary staircase and light wood effect flooring that set the tone for the rest of the house. The thoughtfully designed open plan kitchen and dining area is at the heart of the home, boasting sleek modern units, integrated appliances, and a central island with seating - perfect for everything from casual breakfasts to lively gatherings. Expansive French doors connect this sociable space to a well kept garden, creating effortless indoor-outdoor living. The living room is equally impressive, with more French doors onto the garden, a cosy fireplace, and modern decor, offering the ideal spot to unwind with family or entertain friends.

Every bedroom in this bungalow is a serene retreat, with large windows or skylights ensuring each room bathes in natural light. Built-in mirrored wardrobes, plush carpeting, and elegant lighting fixtures deliver both style and practicality. Two bedrooms feature chic ensuite bathrooms, making them perfect for growing families, guests, or those working from home.







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The property continued....

The modern bathrooms are equipped with walk-in showers, bathtubs for relaxing soaks, and wooden cabinetry, all highlighted by decorative mirrors and neutral tiling for a fresh, contemporary look. Additional functional spaces include a bright utility room with modern laundry appliances and ample storage, as well as a dedicated home office area on the landing.

Outside, the property continues to impress with a spacious driveway offering parking for multiple vehicles and an integrated garage that provides added convenience and security. The front garden is attractively landscaped with a neat lawn and decorative planting, welcoming you home each day. At the rear, the generous garden is enclosed for privacy and features a lush lawn, charming brick retaining wall, and a paved patio area - ideal for alfresco dining or simply enjoying the sunshine. With its blend of spacious living, elegant design, and practical features, this detached dormer bungalow is perfectly suited for family life and entertaining. Properties of this calibre are in high demand - early viewing is strongly recommended to avoid missing out on this exceptional opportunity.













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Location & Directions:

Bolton Low Houses is a quiet, rural village perfectly situated for commuting to Carlisle, Penrith & the west coast employment centres, with excellent transport links via the A595 and regular bus services. This sought after village boasts a popular public house and a well established primary school. The thriving market town of Wigton is less than 3 miles away, with supermarkets, award winning secondary school and all amenities and family requirements. The Lake District National Park and Solway Coast Area of Outstanding Natural Beauty are both within easy reach.

Directions
The property can be found under postcode CA7 8PG

- **Fantastic 5 bed detached dormer bungalow**
- **Large dining kitchen with island unit**
- **En-suite & family bathroom**
- **Perfect for families or retirees**
- **Low maintenance sun trap garden**
- **EPC rating D**
- **Council Tax: Band D**
- **Tenure: Freehold**

ACCOMMODATION

Hallway
15' 5" x 9' 0" (4.70m x 2.75m)
Accessed via UPVC external door with glazed inserts. Vaulted ceiling with front aspect Velux skylight, stairs to first floor landing, Karndean flooring, decorative coving, built in storage cupboards, door to integral garage.

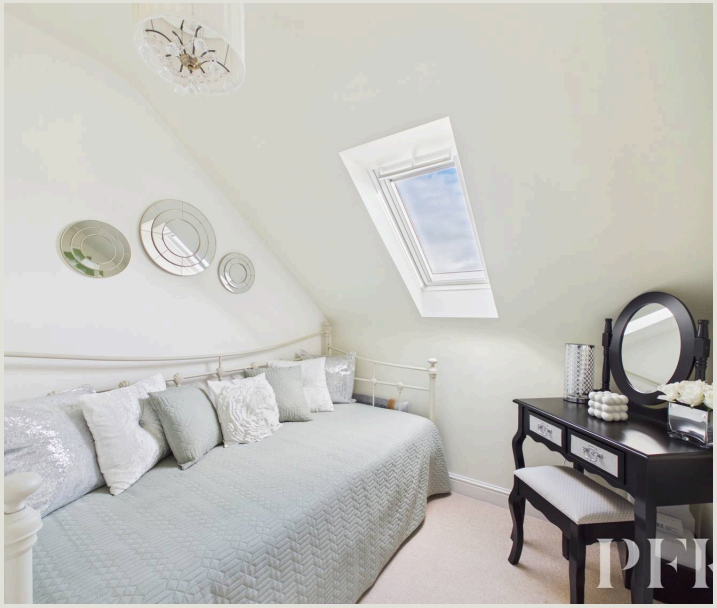
Living Room
15' 9" x 12' 6" (4.79m x 3.80m)
Rear aspect room with French doors leading to the garden, decorative coving, electric fire in granite hearth and ornate surround, point for TV, Karndean flooring.

Kitchen
23' 10" x 10' 7" (7.26m x 3.22m)
Rear aspect room with French doors leading to the garden, deocrative coving, spot and pendant lighting. The kitchen comprises a range of base, island and wall units in a grey shaker style, with complementary granite effect countertop. 1.5 bowl composite sink with drainage board and mixer tap, point for electric range cooker, integrated dishwasher and fridge, island unit has dining space for three. Space for a 6 person dining table, point for wall mounted TV

Utility room
5' 10" x 5' 0" (1.77m x 1.52m)
Rear aspect room with UPVC door and double glazed inserts, grey shaker style base and wall units with complementary granite effect countertop, stainless steel sink with drainage board and mixer tap, points for under counter washing machine and tumble dryer, Karndean flooring.

WC
5' 0" x 3' 6" (1.52m x 1.07m)
Side aspect room with WC and wash hand basin with built in storage cupboard, tiled splashbacks and Karndean flooring.







Bedroom 1
13' 10" x 13' 0" (4.21m x 3.96m)
Front aspect double bedroom with fitted wardrobes and en-suite shower room.

Ensuite Shower Room
7' 11" x 5' 5" (2.42m x 1.64m)
Side aspect room comprising WC, wash hand basin with built in storage units, walk in shower cubicle with mains powered shower, tiled splashbacks and Karndean flooring.

Bedroom 2
10' 5" x 9' 5" (3.18m x 2.88m)
Front aspect double bedroom with built in storage cupboards.

LANDING
18' 2" x 9' 3" (5.54m x 2.81m)
Front aspect Velux skylight, Karndean flooring, useful space as a home office or study area.

Bedroom 3
16' 7" x 10' 9" (5.06m x 3.28m)
Dual aspect room with Velux skylights, fitted wardrobes and storage units, door to bathroom.

Bathroom
11' 5" x 7' 0" (3.47m x 2.13m)
Rear aspect room with Velux skylight comprising four piece suite; WC, wash hand basin with built in storage units, bath with tap connected shower, walk in shower cubicle with mains powered shower, tiled splashbacks, Karndean flooring and under eaves storage cupboard.

Bedroom 4
13' 7" x 12' 4" (4.13m x 3.76m)
Side aspect double bedroom with built in wardrobes.

Bedroom 5
7' 4" x 7' 0" (2.24m x 2.13m)
Rear aspect single bedroom with Velux skylight.













Garage
15' 6" x 10' 4" (4.73m x 3.16m)
Up and over door, power and lighting.

EXTERNALLY

Front Garden

Low maintenance front garden with lawn and decorative chippings.

Rear Garden

Laid to lawn with brick retaining wall and patio seating area. A private sun trap garden, perfect for entertaining and outdoor dining.

Driveway

2 Parking Spaces

Block paved driveway parking for two cars.

Garage

Single Garage

Integral single garage with up and over door.



Floor 0





Floor 1

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Approximate total area(1)

1792 ft²

166.3 m²

Reduced headroom

111 ft²

10.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

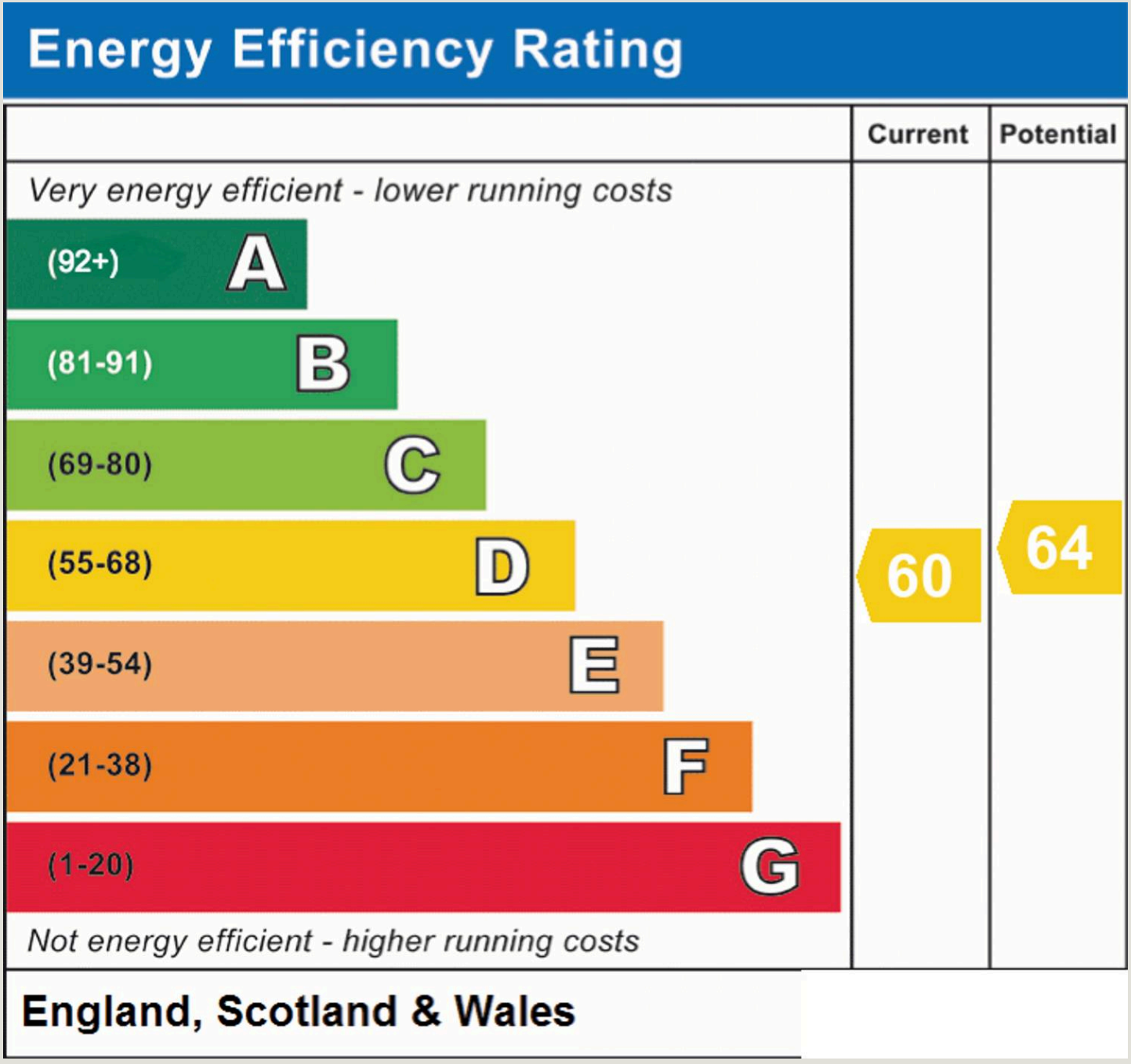
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Services
Mains electricity, water & drainage. LPG fired central heating and 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.

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