HUNTERS®

HERE TO GET *you* THERE



South Bank Close

Wigton, CA7 9LR

Guide Price £320,000

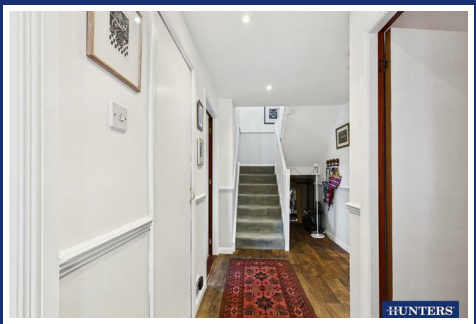
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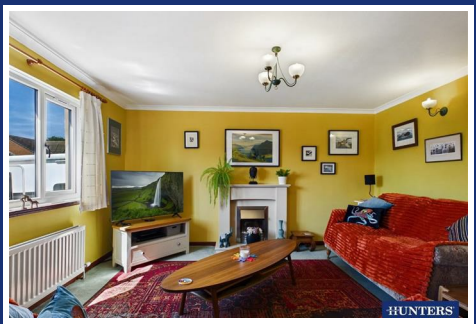
- Detached House
- Spacious Living Room, Additional Dining Room & Conservatory
- Modern Dining Kitchen With Integrated Appliances
- Separate Utility Room
- Four Well Proportioned Bedrooms
- 4 Piece Family Bathroom, En-Suite & Convenient WC
- Generous Garden with Patio
- Generous Driveway & Garage Providing Ample Parking
- Desirable Cul-de-sac Location
- EPC - C

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A Fresh Opportunity to Purchase !
Situated on a generous plot within a desirable residential cul-de-sac, this attractive four-bedroom detached family home is brought to the market in turn key condition, offering an opportunity to purchase a well-appointed property within the highly sought-after market town of Wigton. The spacious, bright entrance hallway provides a great first impression to this home. The spacious living room with electric fire and additional dining room provide an ideal backdrop to daily life and entertaining. The conservatory adds a versatile second sitting area and enjoys direct access to the private garden. At the heart of the home, you will find the modern dining kitchen with integrated appliances, providing plenty of space to dine for the whole family. A separate utility room adds practicality. The property continues to impress on the first floor, with a master bedroom featuring a three-piece en-suite, as well as three additional well proportioned bedrooms and a four-piece family bathroom. As an added benefit, the property had new windows & doors fitted in December 2025. Externally, the property is just as impressive. To the rear, a patio offers an ideal space for al-fresco dining, whilst enjoying views of the fells in the distance. The rear garden benefits a generous grassed lawn, chillied area and gated access to the front of the property. There is ample off road parking to the front of the property, as well as an integrated garage. If you are looking for your next family home combining practicality and market town living, this is the property for you. Contact Hunters today to schedule your private viewing.

Utilities, Services & Ratings:
Gas Fired Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band D

FIRST FLOOR:

ENTRANCE HALLWAY:
Entrance door from the front, internal doors to the WC, living room, dining kitchen, and dining room, built-in storage/cloak cupboard, radiator, and stairs up to the first floor landing with under-stairs shelved storage area.

LIVING ROOM:
Two windows to the front aspect, two internal doors into entrance hallway, fireplace with electric fire, and two radiators.

DINING KITCHEN:
A range of modern fitted wall, base and drawer units, with matching work surfaces and splashbacks above. Integrated electric oven, induction hob and overhead extractor unit, integrated dishwasher, one and a half sink with stainless steel mixer tap and built in drainer, laminate flooring, radiator and window to rear aspect.

UTILITY ROOM:
Modern fitted base and tall units with matching work surface, plumbing for washing machine, radiator, window to rear aspect, internal door to dining kitchen and external door to rear garden.

DINING ROOM:
Double patio doors to the conservatory, internal door to entrance hallway and radiator.

CONSERVATORY:
Two electric storage heaters, two velux windows, double patio doors into the dining room, double doors leading into garden.

WC:
Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashback on the basin, radiator.

FIRST FLOOR:

LANDING:
Stairs up from the ground floor entrance hallway, internal doors to the master bedroom, bedroom two, bedroom three, bedroom four and family bathroom, two storage cupboards, airing cupboard with radiator internally, and radiator.

BEDROOM ONE:
Window to front aspect, velux window, radiator, fitted wardrobe, and an internal door to the en-suite shower room.

EN-SUITE:
Three-piece suite comprising a WC, vanity unit with wash hand basin and base units, and shower enclosure benefitting a shower unit. Part tiled walls, radiator and window to rear aspect.

BEDROOM TWO:
Window to rear aspect, radiator and fitted wardrobes.

BEDROOM THREE:
Window to front aspect and radiator.

BEDROOM FOUR:
Window to front aspect, radiator and storage cupboard.

FAMILY BATHROOM:
A four-piece suite featuring a WC, pedestal basin, WC, shower enclosure benefitting a shower unit and bathtub. Radiator and window to side aspect.

EXTERNAL:
To the front of the property, there is a block paved driveway, chillied front garden and additional chillied parking area. Access to the garage is via the driveway.

To the rear of the property, there is a patio area with a walled boundary leading to grassed lawn with border featuring a range of trees and plants. To both sides of the property, there is gated access, with one side featuring a chillied area.

GARAGE:
A single integrated garage situated to the front of the property, with a manual up and over garage door, power and lighting.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///cherished.reapply.ranch

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

AGENT'S NOTE:
This property is of timber frame construction. Please ask the agent for more details.

Floorplan


HUNTERS
HERE TO GET you THERE
WC
5'9" x 3'4"
1.77 x 1.04 m
Utility Room
5'8" x 9'8"
1.74 x 2.97 m
Dining Kitchen
11'3" x 11'8"
3.45 x 3.57 m
Hallway
11'11" x 3'9"
3.66 x 1.16 m
Living Room
20'6" x 14'0"
6.26 x 4.27 m
Conservatory
11'1" x 12'8"
3.38 x 3.87 m
Dining Room
8'9" x 12'8"
2.69 x 3.87 m
Ground Floor
Bedroom One
15'11" x 9'3"
4.85 x 2.83 m
En-Suite
6'1" x 5'9"
1.87 x 1.76 m
Landing
10'2" x 3'0"
3.10 x 0.94 m
Bathroom
6'7" x 9'9"
2.03 x 2.99 m
Bedroom Four
6'7" x 10'9"
2.03 x 3.28 m
Bedroom Two
11'10" x 8'10"
3.62 x 2.71 m
Bedroom Three
7'8" x 10'9"
2.36 x 3.28 m
Landing
2'10" x 16'5"
0.89 x 5.01 m
S
E
W
N
Approximate total area(1)
1517 ft²
140.9 m²
Balconies and terraces
33 ft²
3.1 m²
Reduced headroom
2 ft²
0.2 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.
GIRAFFE360


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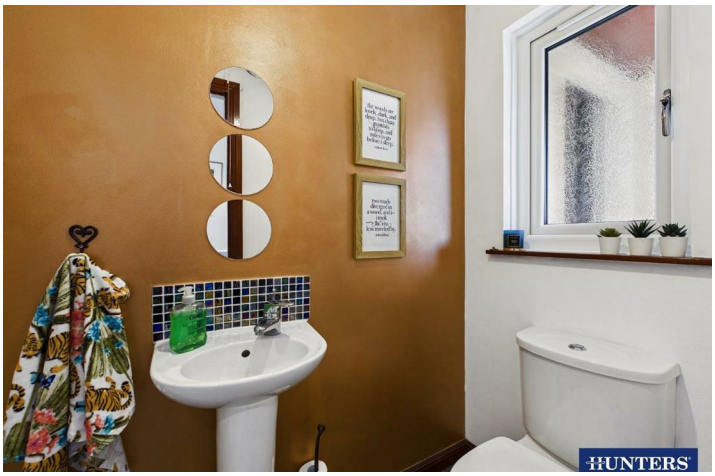

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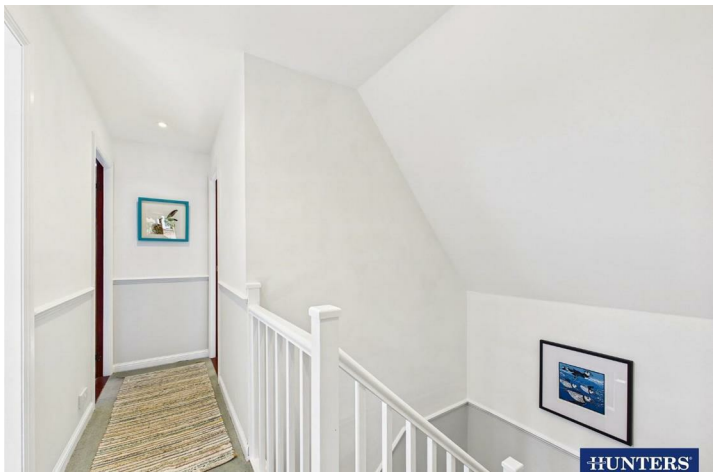


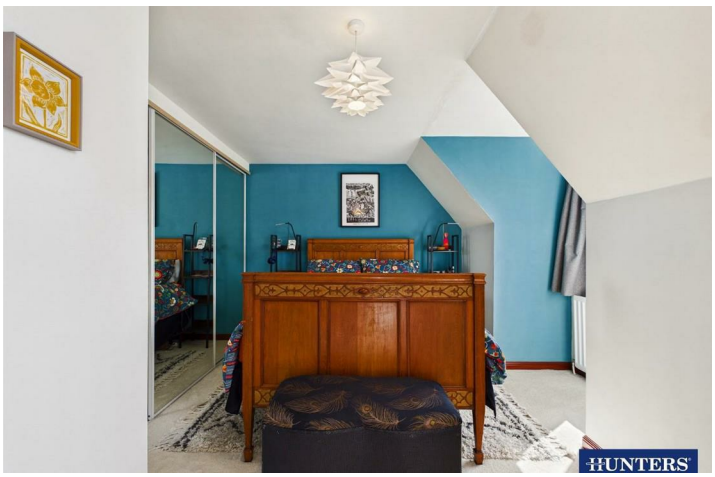


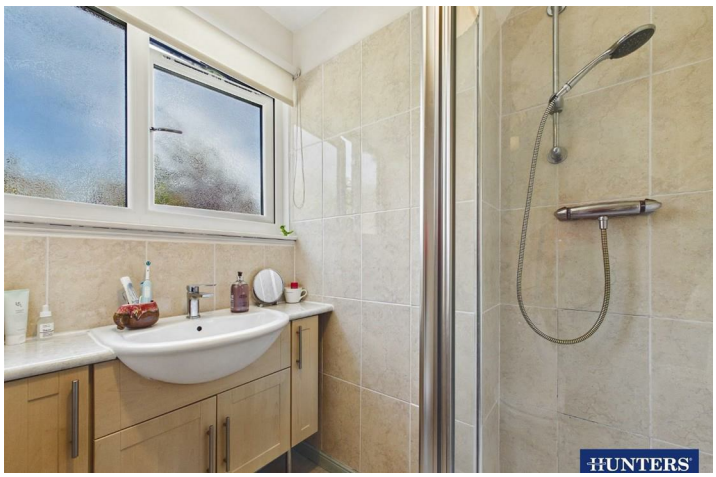


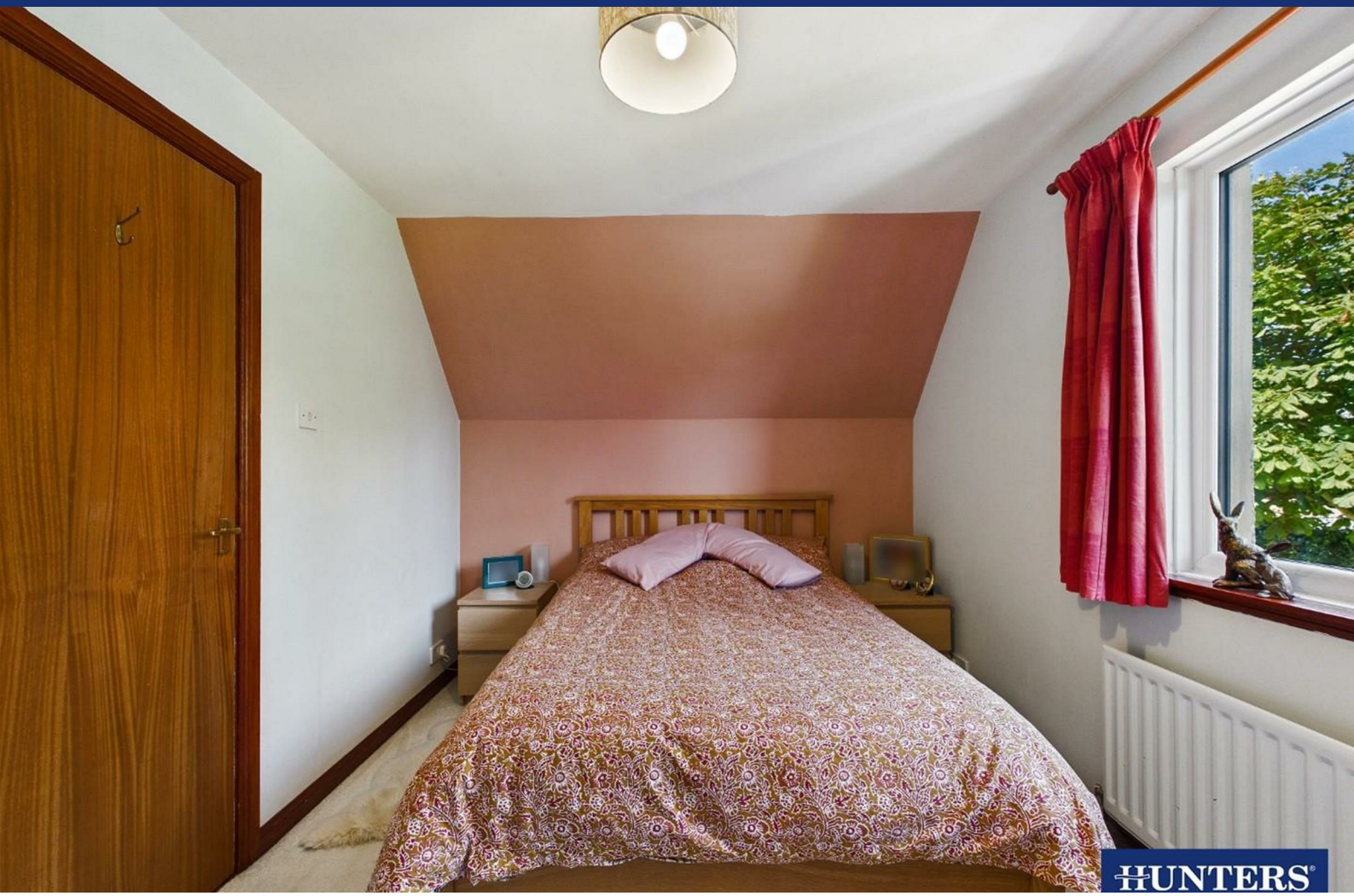




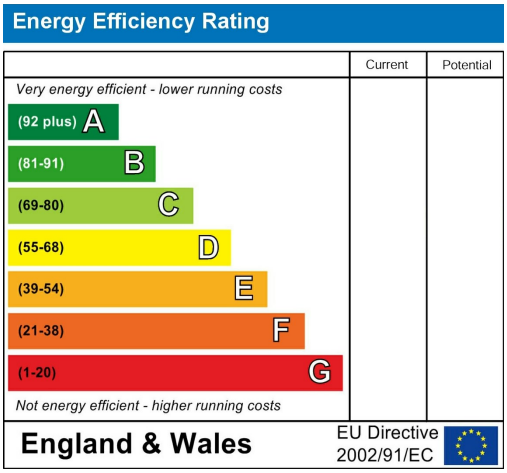


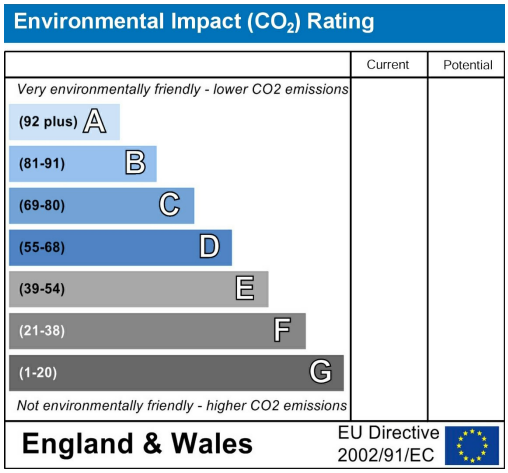






Energy Efficiency Graph





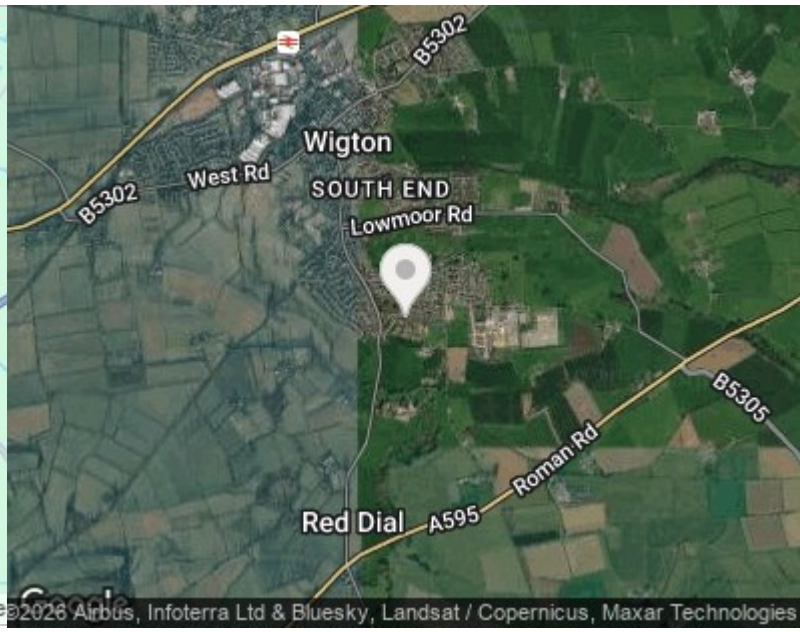
Viewing

Please contact our Hunters Carlisle 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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The Property Ombudsman