

HUNTERS[®]

HERE TO GET *you* THERE



St. Cuthberts Close

Burnfoot, Wigton, CA7 9HQ

Guide Price £250,000



- Detached Family Home
- Sought After Development by Genesis Homes
- Spacious Bay-Fronted Living Room
- Luxurious Family Bathroom
- Ample Off-Road Parking & Attached Single Garage

- Immaculately Presented Throughout
- Contemporary Dining Kitchen with Integrated Appliances
- Three Bedrooms with Master En-Suite
- Front & Rear Gardens
- EPC - B

Tel: 01228 584249

St. Cuthberts Close

Burnfoot, Wigton, CA7 9HQ

Guide Price £250,000



This beautifully presented three-bedroom detached family home offers stylish, modern living in a popular residential setting and is ready for the new owners to move straight into. Built by Genesis Homes in 2017, the property has been finished to an excellent standard throughout, with well-planned accommodation including a contemporary dining kitchen with integrated appliances, a spacious bay-fronted living room, three good-sized bedrooms, a luxurious family bathroom and a master en-suite. Externally, the home continues to impress, with ample driveway parking to the front and an attached single garage offering further parking or useful storage. To the rear, the landscaped garden provides a fantastic space for family life, outdoor dining and entertaining. Combining quality, comfort and practicality, this superb home is one not to be missed, with viewing highly recommended.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - B and Council Tax Band - C.

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 HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen and WC/cloakroom, radiator, security alarm panel and stairs to the first floor landing with under-stairs cupboard.

LIVING ROOM

15'6" x 10'10" (4.72m x 3.30m)

Double glazed bay-window to the front aspect, double glazed window to the side aspect, radiator, TV point and telephone point.

DINING KITCHEN

19'7" x 9'6" (5.97m x 2.90m)

Fitted kitchen comprising a range of base, wall, drawer and larder units with matching worksurfaces and upstands above. Integrated SMEG double oven, SMEG five-burner gas hob, extractor unit, SMEG dishwasher, SMEG fridge freezer, SMEG washing machine, wall-mounted and enclosed gas boiler, one and a half bowl stainless steel sink with mixer tap, radiator, recessed spotlights, double glazed window to the rear aspect and double glazed French doors to the rear garden.

WC/CLOAKROOM

5'6" x 3'1" (1.68m x 0.94m)

Two piece suite comprising a WC and wash hand basin. Tiled splashbacks, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, radiator, loft access point and a built-in cupboard.

MASTER BEDROOM

11'0" x 10'3" (3.35m x 3.12m)

Fitted wardrobes, double glazed window to the rear aspect, radiator, internal door to the en-suite shower room.

EN-SUITE

7'4" x 4'0" (2.24m x 1.22m)

Three piece suite comprising a WC, wall-mounted vanity wash hand basin and a shower enclosure with mains shower unit. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

BEDROOM TWO

11'0" x 8'8" (3.35m x 2.64m)

Fitted wardrobes, double glazed window to the front aspect and radiator.

BEDROOM THREE

9'8" x 8'3" (2.95m x 2.51m)

Double glazed window to the rear aspect and radiator.

FAMILY BATHROOM

8'3" x 9'8" (2.51m x 2.95m)

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

GARAGE

16'8" x 9'6" (5.08m x 2.90m)

Integrated single garage with up and over door to the front driveway and access door to the rear garden. Power and lighting.

EXTERNAL:

To the front of the property there is ample off road parking for several vehicles, with the addition of a lawned front garden. Access down both sides of the property to the rear garden. The rear garden is enclosed, with a generous lawned area and two paved seating areas one of which benefits a wooden pergola. External cold water tap to the rear elevation.

WHAT3WORDS:

For the location of this property please visit the What3Words App and enter - entitle.cocoons.cement

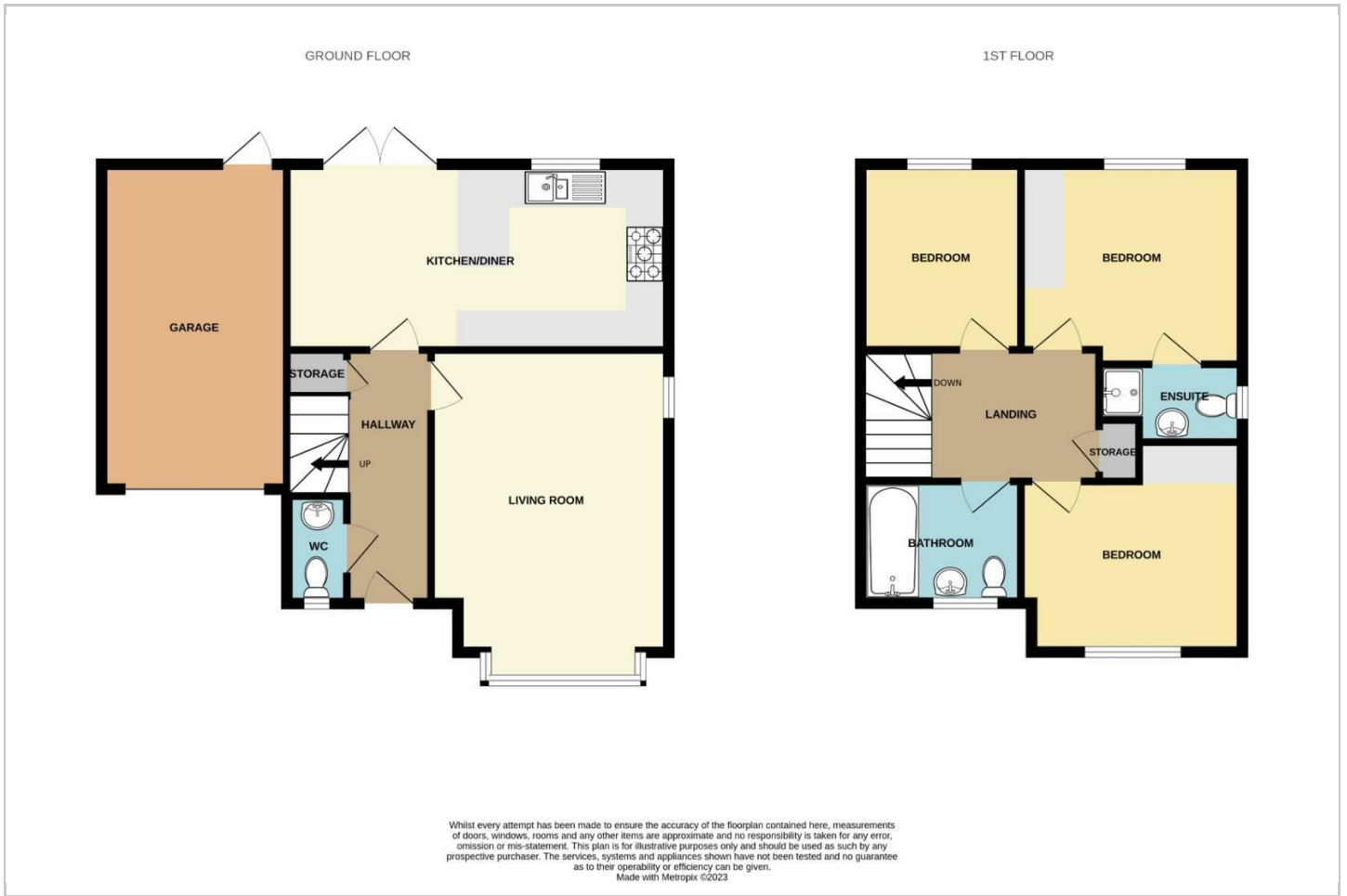
AML DISCLOSURE:

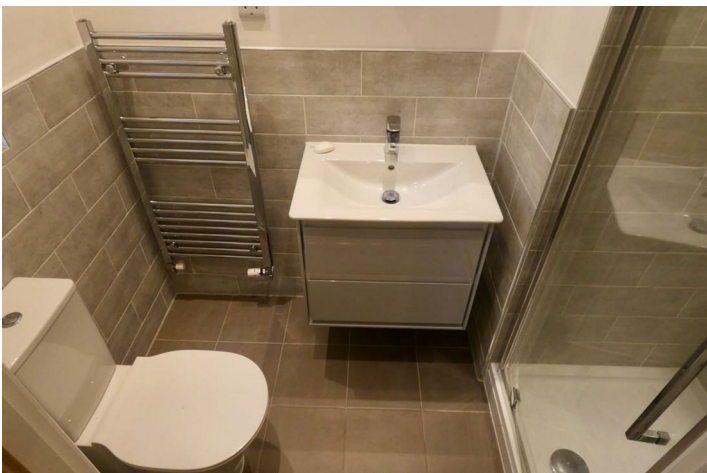
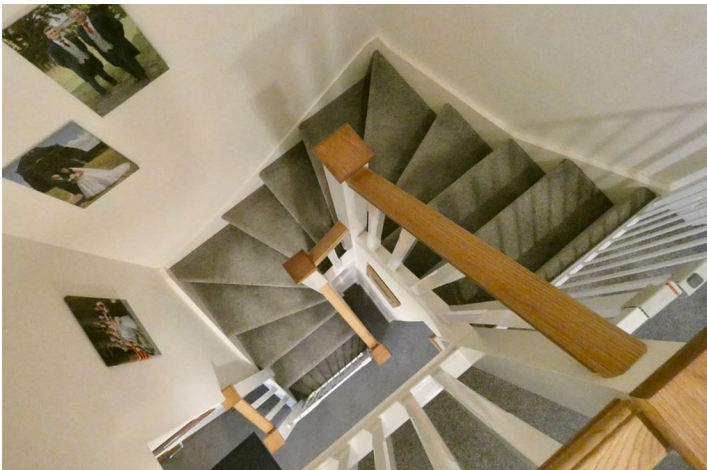
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

AGENTS NOTE:

An annual service charge of approximately £170 per annum is payable for the upkeep of the development.

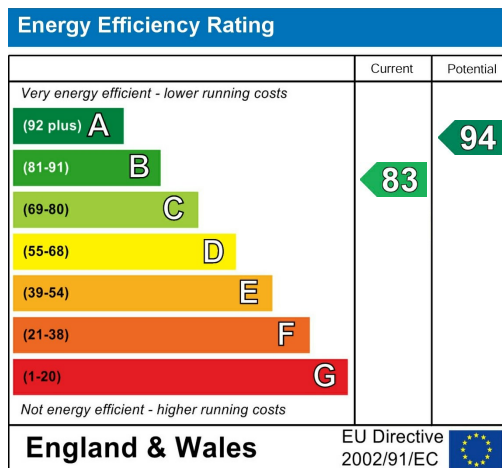
Floorplan







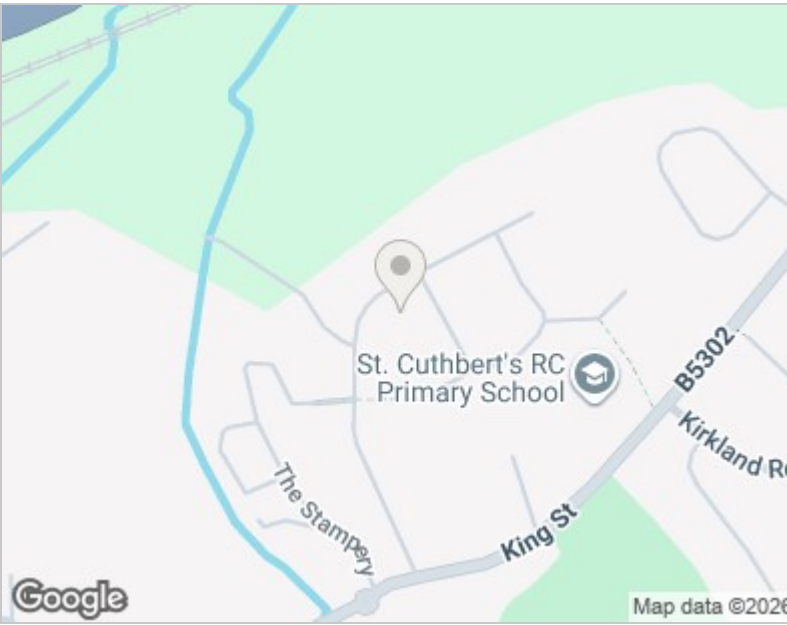
Energy Efficiency Graph



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





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

