

# HUNTERS®

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## St. Cuthberts Close

Burnfoot, Wigton, CA7 9GQ

Guide Price £240,000



- No Onward Chain
- Contemporary Dining Kitchen with Integrated Appliances
- Three Bedrooms with Master En-Suite
- Neat Gardens to the Front & Rear
- Ideal for First-Time Buyers, Families & Downsizers

- Modern Semi-Detached Home
- Spacious Living Room with Patio Doors
- Three-Piece Family Bathroom & Downstairs WC/Cloakroom
- Off-Street Parking & Attached Single Garage
- EPC - B

Tel: 01228 580913

# St. Cuthberts Close

Burnfoot, Wigton, CA7 9GQ

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NO CHAIN – Offered to the market in immaculate, move-in-ready condition, this modern three-bedroom semi-detached home is peacefully situated within a sought-after development in Wigton and would make an exceptional purchase for first-time buyers, families, or those looking to downsize. Internally, the property showcases an excellent example of Genesis Homes build quality, featuring a spacious living/dining room with direct access to the rear garden, a contemporary kitchen with integrated appliances, three bedrooms including a master with en-suite, a stylish family bathroom, and a downstairs WC/cloakroom for guests. Externally, the property benefits from generous gardens to the front and rear, together with a block-paved driveway providing off-street parking and an attached single garage. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Dual-Zone Gas Central Heating and Double Glazing Throughout.

EPC - B 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 doors to the living/dining room, kitchen and WC/cloakroom, radiator, and stairs up to the first floor landing.

### KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level double oven, gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed Worcester gas boiler, recessed spotlights, under-counter lighting, radiator, and a double glazed window to the front aspect.

### LIVING/DINING ROOM

Double glazed patio doors to the rear garden, double glazed window to the rear aspect, two radiators, and an under-stairs cupboard with lighting internally.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Radiator, extractor fan, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

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

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

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

En-Suite:

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

### BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

### BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

### BATHROOM

Three piece suite comprising a WC, pedestal wash

basin, and bath with mains shower over. Fully-tiled walls, tiled flooring, chrome towel radiator, extractor fan, recessed spotlights, and an obscured double glazed window.

## EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden alongside a block-paved driveway providing off-street parking for two vehicles. The driveway also offers access to the attached single garage, together with a gated side entrance leading to the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, benefiting from a paved seating area, lawn, and an external cold water tap.

## GARAGE

Attached single garage, complete with manual up and over garage door.

## WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - grad.mural.olive

## AML DISCLOSURE:

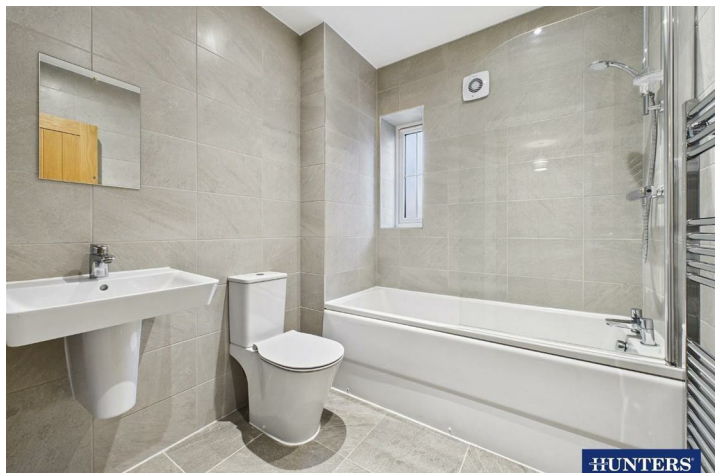
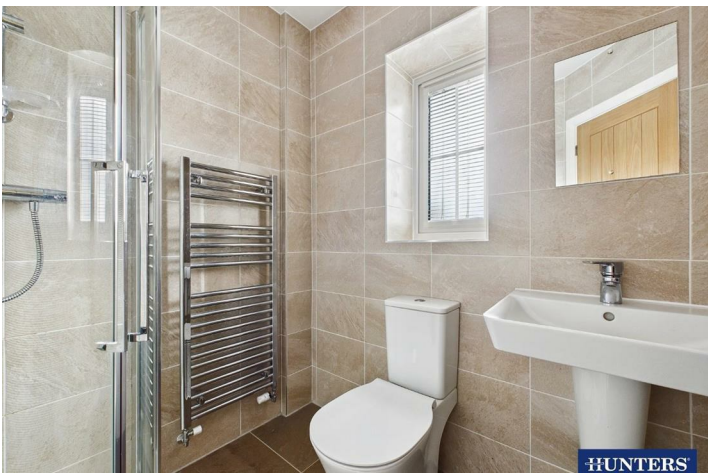
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

There is an annual service charge of approximately £241.00 for the upkeep of the development.

# Floorplan

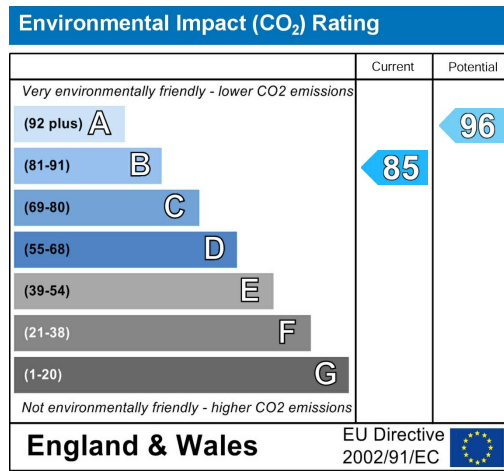
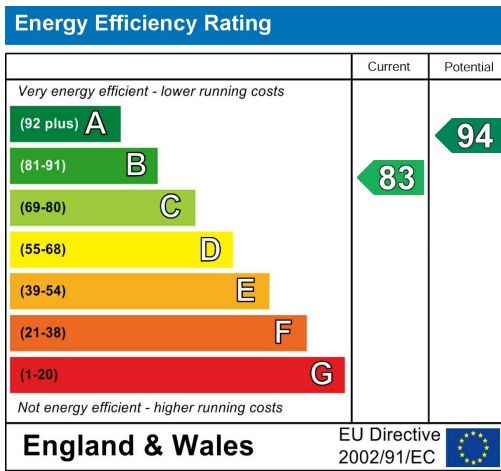






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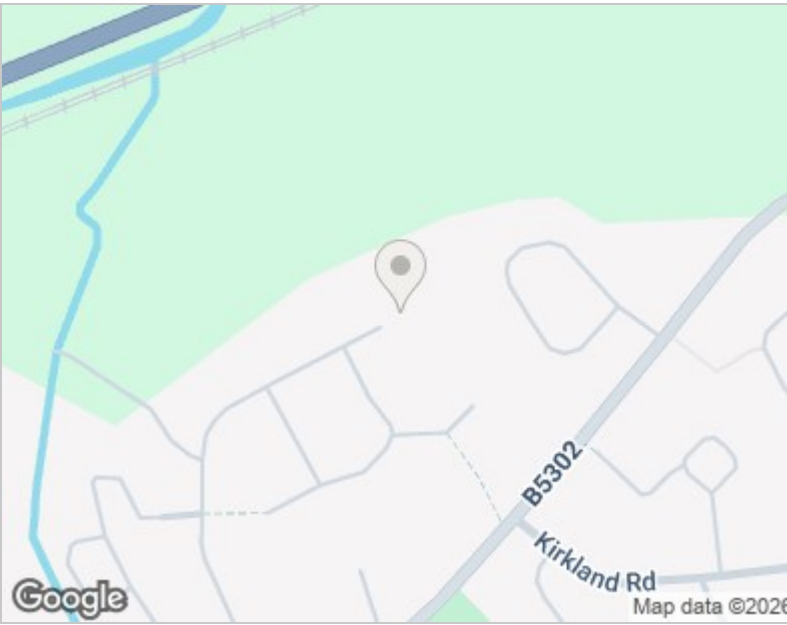
### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle Lettings Office on 01228 580913 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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