



5 St. Cuthberts Close Burnfoot, Wigton, CA7 9HQ
Guide Price £230,000

PFK

5 St. Cuthberts Close

This beautifully presented detached bungalow was built in 2014 and offers a perfect blend of modern comfort and practical design, featuring two bedrooms, a bathroom and a spacious living room, which seamlessly connects to a modern fitted kitchen. There are two well-proportioned bedrooms, one benefiting from ample built-in storage. The modern kitchen is fitted with sleek cabinetry, an integrated oven, fridge/freezer, washer/dryer, gas hob and Bosch oven plus generous worktop space, making it ideal for both everyday living and entertaining. A convenient breakfast bar provides the perfect spot for casual dining. The contemporary bathroom features a walk-in shower, separate bath, heated towel rail and stylish finishes. The property is accessed via a welcoming hallway with modern doors and additional built-in storage, leading effortlessly into the main living areas.

Beyond the interior, a door from the living area opens directly onto the enclosed rear garden and patio, seamlessly blending indoor and outdoor living. The low-maintenance garden is laid to paving with decorative gravel areas. Further benefits include a driveway providing off-road parking, offering both convenience and peace of mind.





5 St. Cuthberts Close

The modern exterior, complemented by attractive stone detailing and clean architectural lines, enhances the property's overall appeal. This detached bungalow is ideally suited to those seeking a stylish, low-maintenance home combining comfort with contemporary flair.

Viewing Highly Recommended.

Wigton is a thriving, historical market town lying just outside the Lake District National Park. The triangular market place was the centre of the medieval town, which received its market charter in 1262 and on the site where the memorial fountain now is, stood a wooden market cross. Wigton is at the centre of the Solway plain, between the Caldbeck fells and the Solway coast.



- Council Tax band: C
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: C
- Directions

ACCOMMODATION

Hallway

10' 11" x 4' 11" (3.32m x 1.51m)

Living Room

15' 1" x 14' 6" (4.60m x 4.41m)

Kitchen

11' 7" x 8' 2" (3.52m x 2.49m)

Bedroom 1

11' 0" x 14' 2" (3.35m x 4.33m)

Bedroom 2

11' 0" x 8' 10" (3.36m x 2.68m)

Bathroom

6' 9" x 8' 4" (2.05m x 2.55m)

Outside

Front Garden & Driveway

The front garden and driveway present a smart, low-maintenance approach with excellent kerb appeal. A smooth tarmac driveway provides off-street parking and leads directly to the property, creating a neat and practical entrance.

Rear Garden

The rear garden is enclosed, creating an outdoor space ideal for relaxing. Designed with ease of maintenance in mind, it is predominantly paved with a complementary shillied area, while a side access gate adds practicality and convenience.



ADDITIONAL INFORMATION

Directions

5 St Cuthbert's Close can be located with the postcode CA7 9HQ or by using What3Words: [///headlines.camped.happen](https://www.what3words.com////headlines.camped.happen)

Services

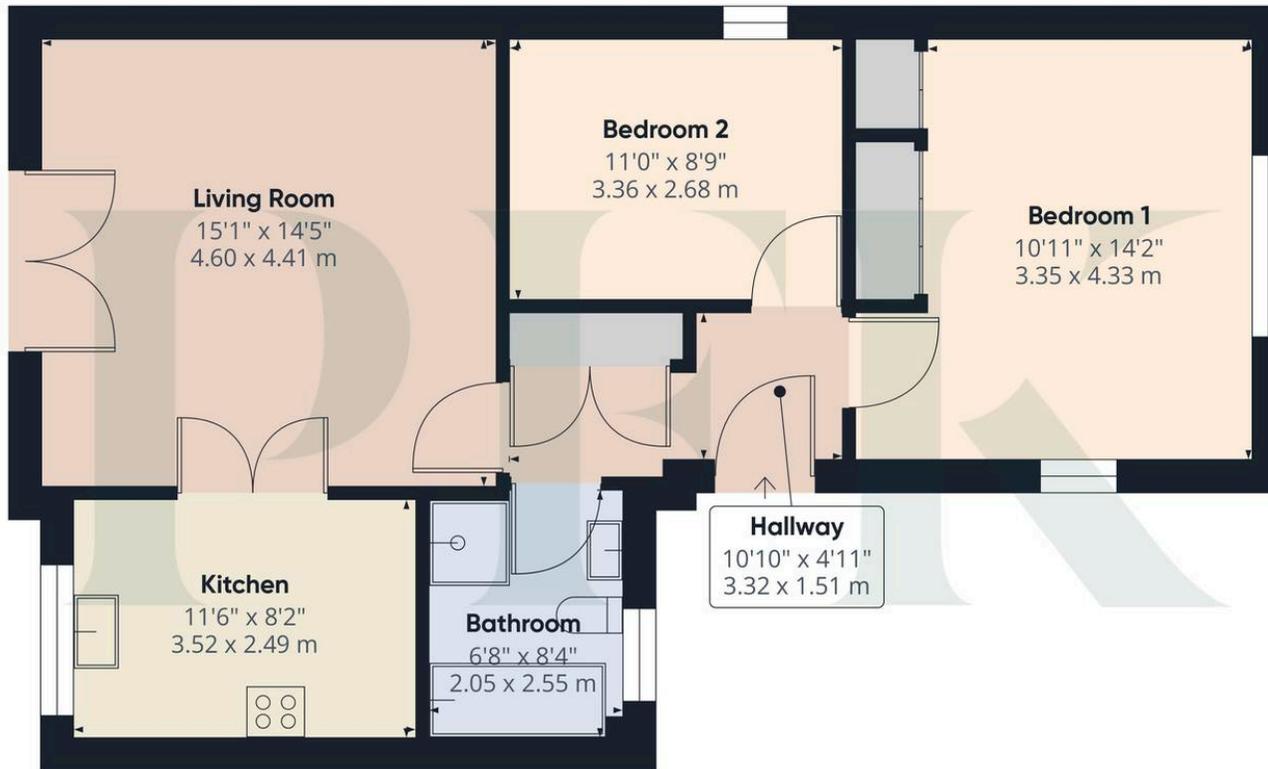
Mains electricity, gas, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





Approximate total area⁽¹⁾
710 ft²
65.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk