



1 The Hawthorns, Wigton, CA7 9LE

Guide Price £325,000

PFK

1 The Hawthorns

The property:

An immaculate detached bungalow, on a corner plot, originally the show home for this well established and highly desirable development, The Hawthorns.

This delightful home offers driveway parking and an integral garage, with manicured front side and rear gardens, with private gated pedestrian access round to the rear garden where the gardening enthusiasts will be delighted to discover a high quality greenhouse, well stocked borders and fruit trees.

The covered external porch opens into the hallway, the internal layout the flows exceptionally well. To the front and left of the hall you will find all three bedrooms, the master being en-suite, the family bathroom and a useful walk in storage cupboard. To the right side of the hall you are led into the front facing lounge, which has open arch walkway into the dining area. From here you can access both the conservatory, which has patio doors out to the private rear garden and the kitchen. The fitted kitchen overlooks the garden and opens into the utility room which has an external door leading out to the rear garden and also the integral door into the garage.

This pristine property is turn key ready and will likely attract plenty of interest, so don't delay in booking your viewing.





Wigton

The location:

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

Directions

1 The Hawthorns can be located using the postcode CA7 9LE. Alternatively by using What3Words: ///soothing.trophy.fingertip



ACCOMMODATION

Entrance

Hallway

Lounge

14' 4" x 11' 7" (4.37m x 3.53m)

Dining Room

9' 8" x 8' 9" (2.94m x 2.66m)

Kitchen

10' 0" x 8' 8" (3.06m x 2.64m)

Utility Room

8' 8" x 6' 2" (2.64m x 1.88m)

Integral Garage

15' 11" x 8' 7" (4.84m x 2.62m)

Conservatory

10' 7" x 8' 6" (3.23m x 2.59m)

Bedroom 1

13' 4" x 10' 1" (4.07m x 3.08m)

En-Suite

10' 0" x 3' 7" (3.06m x 1.09m)

Bedroom 2

12' 0" x 8' 9" (3.66m x 2.66m)

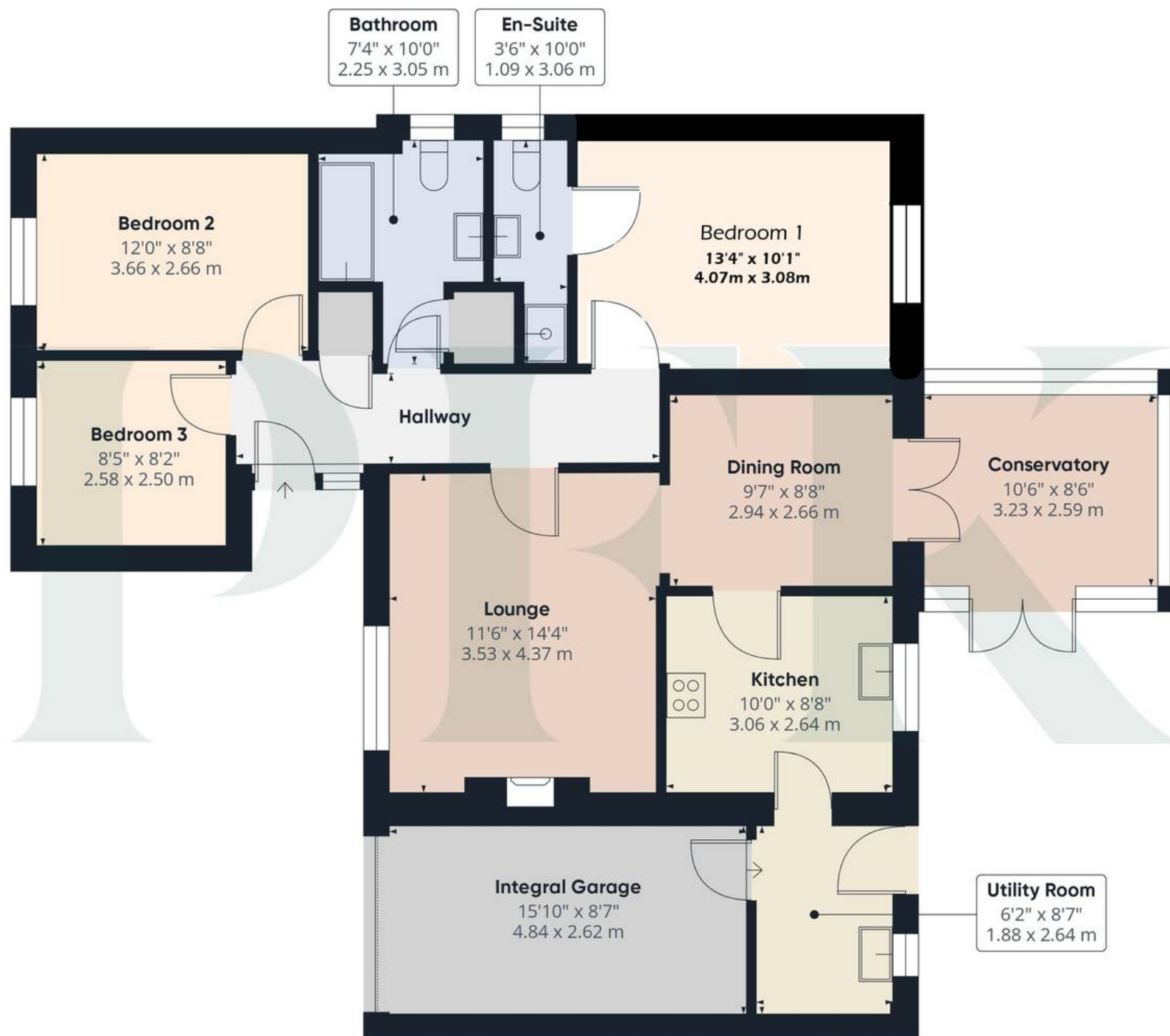
Bedroom 3

8' 6" x 8' 2" (2.58m x 2.50m)

Bathroom

10' 0" x 7' 5" (3.05m x 2.25m)





Approximate total area⁽¹⁾

1005 ft²

93.2 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.

GIRAFFE360

ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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.

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