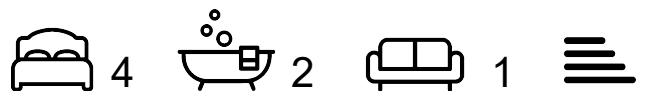




East End

Wigton, CA7 9JA

Guide Price £325,000



- Modern Detached Family Home
- Spacious Living Room with Attractive Inset Gas Fire
- Four Good-Sized Bedrooms, Master with En-Suite Shower Room
- Lovely Rear Garden with Lawn and Patio
- Sought-After Residential Area of Wigton
- Nicely Presented Throughout and Ready to Enjoy
- Large Dining Kitchen with Patio Doors and an Adjoining Utility Room
- Family Bathroom plus Ground-Floor WC/Cloakroom
- Off-Road Parking and an Integral Garage
- EPC - TBC

East End

Wigton, CA7 9JA

Guide Price £325,000



This modern, four-bedroom detached family home is nicely presented throughout and offers spacious, well-planned accommodation perfectly suited to contemporary family living. Positioned within a sought-after residential area of Wigton, the property is ready to enjoy and features a generous living room with an attractive inset gas fire, creating a warm and welcoming main reception space, while the large dining kitchen forms an excellent social hub for everyday family life and entertaining, complete with patio doors opening directly onto the rear garden and an adjoining utility room for added practicality. To the first floor, there are four good-sized bedrooms, with the master bedroom benefiting from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom, with a ground-floor WC/cloakroom further enhancing the convenience of the home. Externally, the property continues to appeal with a lovely rear garden featuring a lawn and patio seating area, ideal for relaxing, outdoor dining or family use, together with off-road parking and an integral garage, making this an excellent opportunity for families seeking space, comfort and convenience in a popular Wigton location. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - D.

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:

HALLWAY

Entrance door from the front, internal door to the living room, radiator, and stairs to the first floor landing.

LIVING ROOM

Double glazed window to the front aspect, radiator, inset gas fire, and double doors to the dining kitchen.

DINING KITCHEN

Kitchen Area:

Fitted base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven, gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed lighting, radiator, double glazed window to the rear aspect, and an internal door to the utility room.

Dining Area:

Double glazed patio doors to the rear garden, and a radiator.

UTILITY ROOM

Fitted base unit with worksurface and tiled splashbacks above. Space with plumbing for a washing machine, wall-mounted and enclosed gas boiler, radiator, extractor fan, and internal doors to the WC/cloakroom and garage.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Part-tiled walls, radiator, and an extractor fan.

GARAGE

Manual up-and-over garage door, power sockets, lighting, and a cold-water tap.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, loft-access point, built-in cupboard, and a built-in cupboard with lighting and water cylinder internally.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, and an internal door to the en-suite.

En-Suite:

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

BEDROOM TWO

Double glazed window to the front aspect, radiator, and an over-stairs store.

BEDROOM THREE

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

BEDROOM FOUR

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

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with hand shower attachment. Part-tiled walls, recessed lighting, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden with mature trees, alongside a block-paved driveway which allows off-road parking for two vehicles. Access from the driveway into the integral garage, along with a pathway and gate to the side of the property allowing access to the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a neatly maintained lawn and a paved seating area accessible from the dining kitchen.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - chiefs.bends.belong

AML DISCLOSURE:

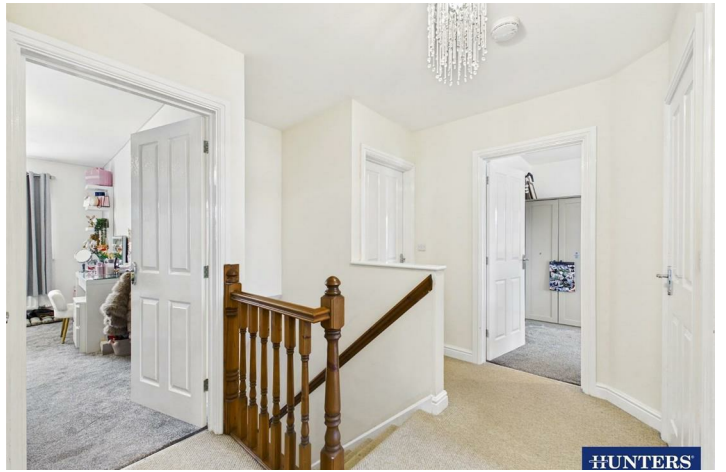
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

A service charge of approximately £50.00 per annum is payable for the upkeep of the development.

Floorplan







Energy Efficiency Graph

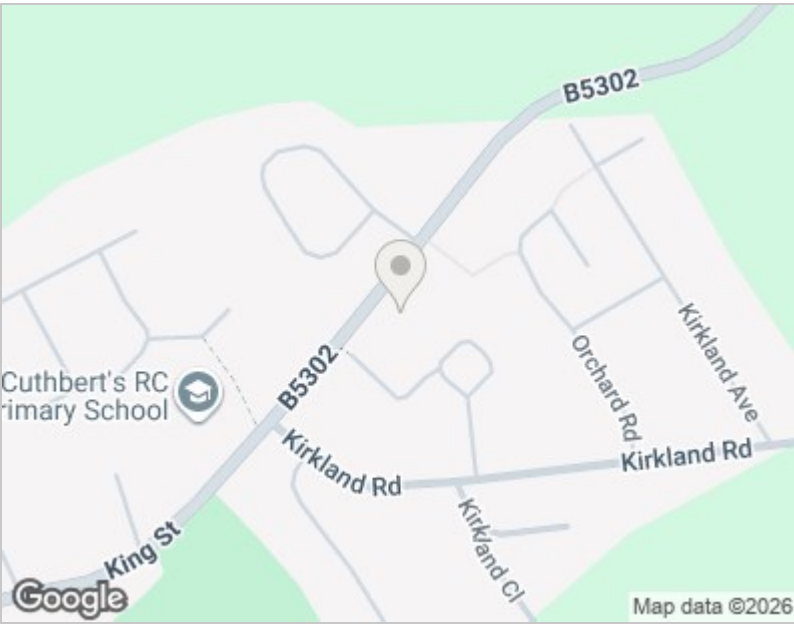
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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



HUNTERS
HERE TO GET YOU THERE

Tel: 01228 584249



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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