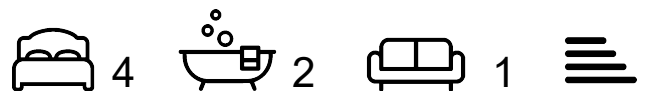




Grange Close

Wigton, CA7 9EF

Guide Price £240,000



- Attractive Semi-Detached Home
- Generous Living Room with Feature Media Wall
- Three Well-Proportioned Bedrooms on First Floor
- Three-Piece Family Bathroom, Master En-Suite Shower Room & Convenient WC
- Driveway Providing Ample Off Road Parking
- Situated within a Sought-After Residential Development
- Modern Fitted Kitchen with Dining Area
- Additional Spacious Master Bedroom on Second Floor
- Enclosed Rear Garden with Field Outlook
- EPC - TBC

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Wigton, CA7 9EF

Guide Price £240,000



Situated within a sought-after residential development in the Market Town of Wigton, this attractive semi-detached home is ideal for a growing family. The welcoming entrance hall provides a great first impression of this modern, stylish home, with internal doors leading into a contemporary fitted kitchen featuring a range of units and ample worksurfaces, complimented by a dining area, with enough space for the whole family to dine and socialise. The spacious living room is the true heart of the home, complete with a feature media wall, providing a great space for both relaxing and entertaining. A practical WC completes the ground floor. The first floor is ideally suited to family living, with three well-proportioned bedrooms and a three-piece family bathroom. The second floor boasts a beautifully presented master bedroom and three-piece en-suite shower room, providing accommodation to suit those seeking multi-generational living. Externally, a block-paved driveway provides ample parking for two vehicles. The well-maintained enclosed rear garden is the perfect backdrop for al-fresco dining and children's playtime, featuring a grassed lawn with field views. If you are looking for a spacious, beautifully presented family home coupled with a convenient location, contact Hunters to arrange your private viewing today.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC 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.

Tel: 01228 584249

FIRST FLOOR:

ENTRANCE HALLWAY:

Entrance door from the front with internal doors to the dining kitchen, living room and WC. Stairs to the first floor with under-stairs storage cupboard and radiator.

DINING KITCHEN

Fitted kitchen with a range of base, wall and drawer units with contrasting worksurfaces and upstands above. Integrated eye-level double electric oven and grill with gas hob and extractor unit above. Integrated fridge freezer, integrated dishwasher, space for additional appliances such as washing machine, one and a half bowl sink with drainer and mixer tap, part tiled walls, ceiling spotlights, feature under-cabinet strip lighting, radiator and double glazed bay window to the front aspect.

LIVING ROOM

Double glazed double patio doors to the rear garden, two double glazed windows to rear aspect, two wall light fittings, feature media wall with integrated fire and space for TV, and two radiators.

WC

Two piece suite comprising WC and pedestal wash hand basin. Part tiled walls, extractor fan, obscured double glazed window to front aspect, and a radiator.

FIRST FLOOR:

Stairs up from the ground floor with further stairs to the second floor. Internal doors to three bedrooms, bathroom and storage cupboard.

BEDROOM TWO

Double bedroom complete with double glazed window to the front aspect and radiator.

BEDROOM THREE

Double bedroom complete with double glazed window to the rear aspect and radiator.

BEDROOM FOUR

Single bedroom complete with double glazed window to the rear aspect and radiator.

FAMILY BATHROOM

Three piece suite comprising WC, pedestal wash hand basin and bath with overhead mains shower supply. Part tiled walls, recessed spotlights, extractor fan, radiator and obscured double glazed window to front aspect.

SECOND FLOOR:

Stairs up from the first floor landing with internal door to the master bedroom, wall light fitting, and access to loft hatch.

BEDROOM ONE

Double bedroom complete with double glazed dormer window to the front aspect, double glazed Velux window, two radiators, two eaves access points and internal doors to the en-suite shower room and second floor landing.

EN-SUITE SHOWER ROOM

Three piece suite comprising WC, wash hand basin with storage cupboard unit below, and shower enclosure with mains shower. Part tiled walls, recessed spotlights, extractor fan, radiator and double glazed Velux window. Storage cupboard housing the wall mounted gas boiler.

EXTERNAL:

To the front of the property is a block-paved driveway allowing off road parking for two vehicles, with paved pathway to front entrance door, featuring chillied border with plants. Gated side access via a pathway to the rear garden, with chillied borders. The rear garden includes a paved patio area and grassed lawn enjoying wonderful open field views.

WHAT3WORDS:

For the location of this property please visit the What3Words App and enter - laughs.shorts.unzips

AML DISCLOSURE:

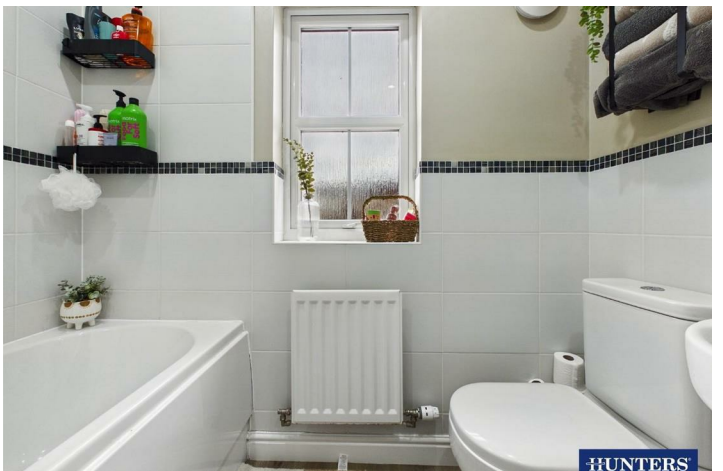
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AGENT'S NOTE

An annual service charge of approximately £35 is payable toward the upkeep on the development.

Floorplan

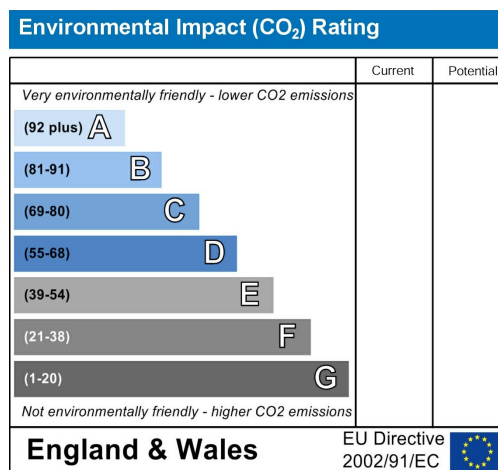
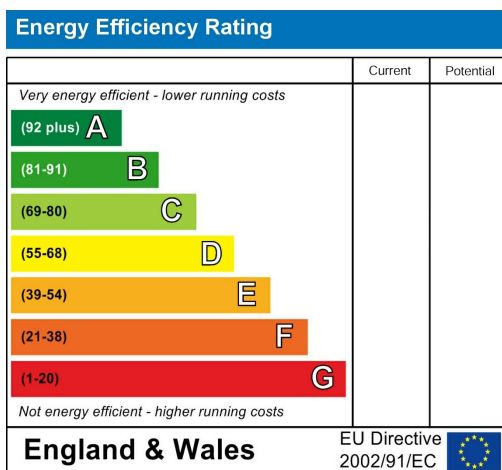






HUNTERS

Energy Efficiency Graph

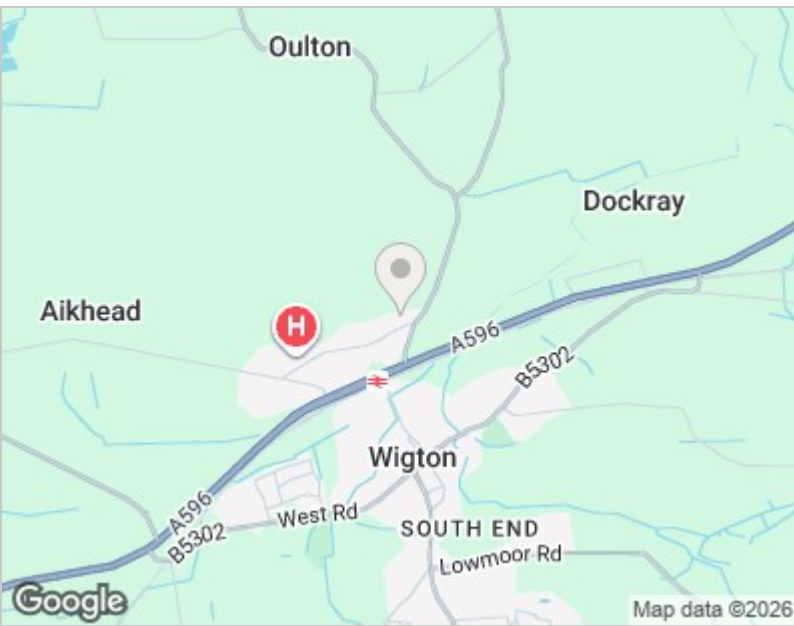


Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

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.

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