



St. Cuthberts Close

Burnfoot, Wigton, CA7 9GQ

£320,000

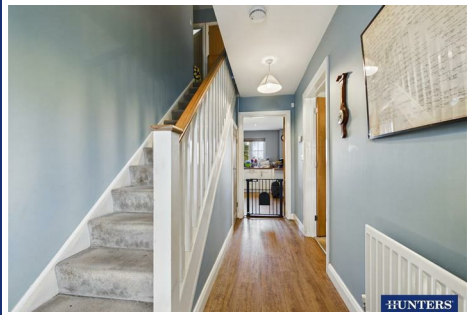


- Detached Four Bedroom Home
- Open Views to the Rear
- Large Kitchen Diner
- Double Side-by-Side Driveway
- Competitively Priced
- Popular Development, on the Fringes of the Town Centre
- Master Suite with Dressing Room and Ensuite
- Integral Garage
- Built by Genesis Homes in 2018
- Council Tax Band D

St. Cuthberts Close

Burnfoot, Wigton, CA7 9GQ

£320,000



A four-bedroom detached property located on the popular St. Cuthberts development in the Burnfoot area of Wigton. This spacious property was built by renowned builders, Genesis Homes, and has a high internal specification. The master bedroom is ensuite and has a walk-in dressing room, the family bathroom is four piece with separate shower cubicle, and there are luxury touches such as the oak engineered internal doors throughout. In full, the accommodation comprises of an entrance hall, living room, large kitchen/diner, a separate utility, and a cloakroom, whilst to the second floor you will find the master suite, two further double bedrooms, a large single and the family bathroom. The garage is integral with an internal pedestrian door to the hallway, and there is a double side-by-side drive to the front. Gardens front and rear, with long views over open countryside from the back garden.

Wigton is a charming and historic market town set on the edge of the Solway Plain, offering an appealing blend of rural tranquillity and everyday convenience. Surrounded by open countryside and with the Lake District National Park within easy reach, Wigton is ideally placed for those seeking a quieter pace of life without feeling remote. The town itself has a welcoming community atmosphere, a range of independent shops, cafés, and essential amenities, along with well-regarded schools and good transport links to Carlisle and beyond.

St Cuthbert's Estate is a sought-after residential development within Wigton, popular with families, professionals, and downsizers alike. The estate is known for its well-maintained surroundings, modern homes, and peaceful setting. Conveniently located for local schools, shops, and commuter routes, St Cuthbert's combines comfort, practicality, and a strong sense of community—making it an excellent choice for those looking to put down roots in this attractive Cumbrian town.

Entrance Hall

The entrance hall provides access to the living room, kitchen, and an internal door takes you into the integral garage. There is also a useful understairs cupboard, and all the internal doors have a quality oak-engineered finish.

Living Room

A good sized room with a bay window to the front elevation, and further light provided by a side window. Plenty of space in here for a sofa, chairs, and additional living room furniture.

Kitchen/Diner

Fitted with a range of cream cabinets at wall and base level and with contrasting work surfaces over. There is a breakfast bar that helps to divide the Kitchen from the dining area. Integral appliances include a gas hob with an extractor over and a stainless steel splashback, an eye-level electric oven, fridge, freezer, dishwasher and an inset stainless steel one-and-a-half bowl sink and drainer. To the dining end of the kitchen you will find French doors leading out to the rear garden, helping to flood the space with natural light. Plenty of room for a family sized dining table and chairs.

Utility

Located off the kitchen and with under counter space and plumbing for a washing machine.

Cloakroom

With a low level WC and a wall hung wash basin.

First Floor Landing

Accessed via the stairs rising from the entrance hall and providing access to all the first floor accommodation and with a useful storage cupboard.

Master Bedroom

The master has a window to the front elevation, and is served by an ensuite bathroom and dressing room.

Ensuite

Comprising of a shower cubicle with thermostatic shower valve, a wall hung vanity unit with wash basin over, a low level WC, chrome towel rail, ceiling spots and extractor fan.

Dressing Room

Perfect for swallowing up the largest of wardrobe collections and with a window to the front elevation.

Bedroom Two

A second double bedroom with a window to the rear, overlooking the garden.

Bedroom Three

The third double bedroom is front facing, overlooking the drive.

Bedroom Four

Used as an office currently, the room is best described as a large single with a window to the rear elevation.

Family Bathroom

Comprising of four-pieces with a panel bath, a separate shower cubicle, wall hung vanity unit with wash basin over, and a low level WC. There is tiling to the half elevations and splash areas, a chrome towel rail, ceiling spots and an extractor fan.

Integral Garage

With power and light, and a metal up-and-over door for vehicular access.

Drive

The driveway is block paved and can park two cars side-by-side.

Gardens

A lawn to the front runs alongside the drive. The rear garden is a good size, mostly laid to lawn and with a raised deck to one corner for seating. The boundaries are securely fenced, and to the rear are open fields and long views.

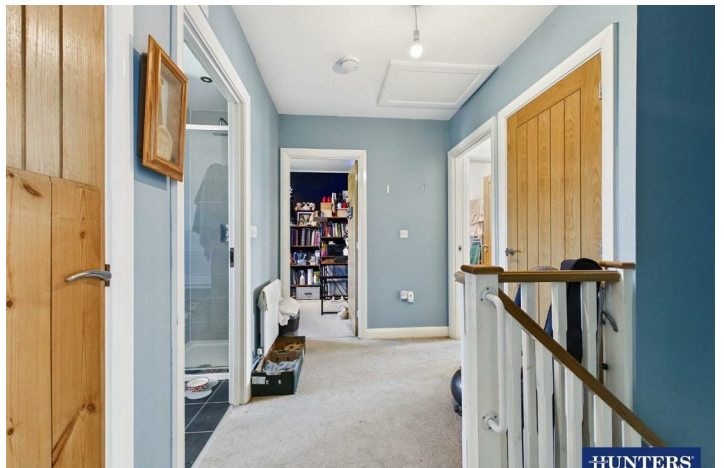
AML Disclosure

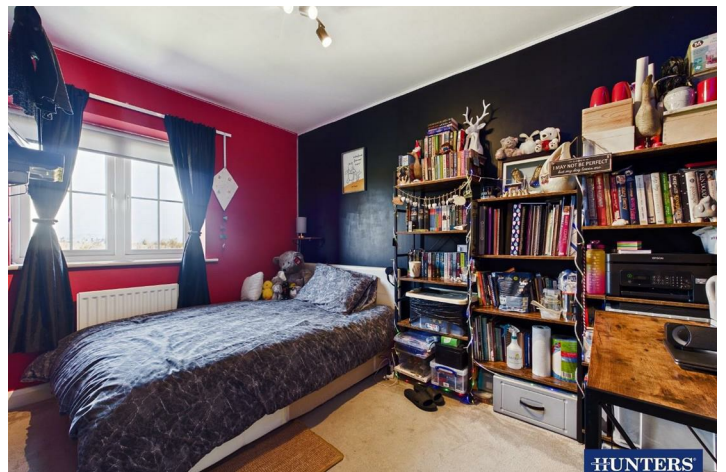
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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 £210.29 per annum for the upkeep of the development.

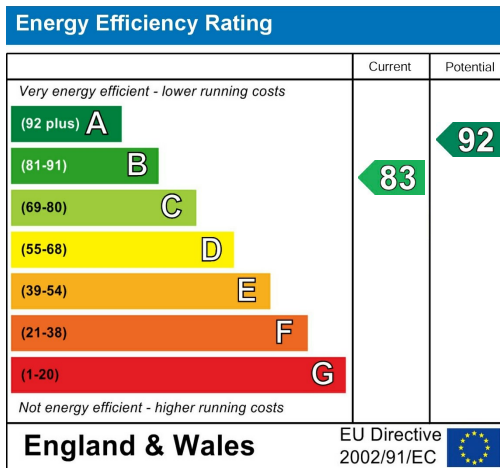
Floorplan







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.

Road Map



Hybrid Map



HUNTERS[®]

HERE TO GET *you* THERE

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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

