



## East End

Wigton, CA7 9JA

Guide Price £269,950



- Detached Three Bed Bungalow
- Living Room & Dining Room
- Two Double Bedrooms plus One Single Bedroom
- Double Glazed and Gas Central Heating
- Council Tax Band - D
- Set in a Large Plot on the Fringes of the Town Centre
- Large Entrance Hall
- Beautiful Garden
- Detached Double Sized Garage
- EPC - D

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This is a fantastic opportunity to own a three bed detached bungalow set in a large plot, and just on the fringes of Wigton Town Centre. Built in 1961 by the family and remaining in their ownership ever since, the bungalow will appeal to a wide range of buyers from families to retirees, ideal for those with green fingers and who will relish the chance to garden in such a large plot, and also to the likes of trades and hobbyists who can use the land and detached building to combine domestic life with work.

The accommodation is ready for some updating internally, but it is in excellent order having been well maintained over the years. Over 1,000 square feet you have a porch, living room, dining room, kitchen, three bedrooms, two of which are doubles, and a bathroom. Outside, the house is set well back from the road behind an expansive lawn and mature mixed hedge screening the bungalow from passers-by. A long block paved drive with space to park multiple vehicles runs alongside, and provides vehicular access to the rear of the house and onwards to the detached garage. There is a further lawn and enough hardstanding outside the garage building to accommodate the likes of a motorhome or caravan.

The property sits on East End Road, towards the edges of the town centre, where you will find a range of local amenities, including independent shops, supermarkets, cafés, and essential services—ideal for day-to-day needs without the intensity of a larger urban centre. There is a highly recommended Primary school (Ofsted rated Good) a stone's throw away.

Wigton railway station connects with Carlisle and the west coast, making commuting possible, and road connections to Carlisle and the west coast are straightforward, with the A596 nearby. The surrounding countryside is a key highlight, with open views and rural landscapes are close at hand, with the Lake District National Park within reasonable driving distance—making this a strong choice for buyers who enjoy the outdoors.

### Porch

At the front of the bungalow is a porch which sits in front of a timber framed, glass door with side panels, leading into the entrance hall. Day-to-day use will probably see you using the side access into the kitchen more often than the porch, but it is a great formal entrance.

### Hallway

The hallway is wide and spacious and provides access to the living room, dining room, bedrooms two, three and the bathroom. There is an abundance of storage with two walk in cupboards. Fabulously light with the glazed door and side panels to the front elevation and it provides a warm welcoming space on entering the property.

### Living Room

A large window to the front elevation overlooks the garden and allows light to flood in. You will find a gas fire with surrounding mantle, and plenty of space for a sofa and chairs.

### Dining Room

Room for a family sized dining table and chairs and with sliding glass doors to the rear elevation letting in plenty of natural light. From here you can access the kitchen and bedroom one.

### Kitchen

Here you will find a range of fitted cabinets at wall and base level and with contrasting work surfaces over. There is an inset stainless steel sink and drainer, and under counter space and plumbing for a washing machine. Currently with a free standing electric cooker, this will be a room the next owners will look to develop, and there are many options for remodelling, perhaps including knocking through to the dining room and maybe, subject to planning approval, extending out rearwards.

### Bedroom One

A good sized double bedroom with a window to the rear elevation.

### Bedroom Two

The second double is located at the front of the house with a lovely view over the front garden. There are fitted wardrobes and plenty of space for a double bed.

### Bedroom Three

The third bedroom is a large single and a window to the side elevation looks out to the side lawn and driveway to the garage. There is also a storage cupboard.

### Bathroom

Comprising of a bath with side-panel, and with a thermostatic valve shower over and glass shower screen. There is a pedestal wash basin and a low level WC. All the elevations are tiled, and there is a heated towel rail.

### Detached Garage

This is a great building, tucked away out of sight and with double garage sized proportions. Block built and with a metal up-and-over door for vehicular access.

### Gardens

The front garden is beautifully presented with a neatly cut lawn, planting to the borders with specimen shrubs and plants, and having a mature mixed hedge to the roadside boundary creating privacy screening for the house. An attractive archway cuts through the houseside border giving access to the lawn, and there are great views of Skiddaw. Moving to the back of the house, a gravel driveway cuts through the middle of two lawns and leads to the garage and large hard standing area, and there is so much potential to make more of this space depending on your interests.

### Drive

From the roadside, an attractive block paved driveway runs alongside the front lawn and up the side of the bungalow, before meeting the gravel drive to the rear. The drive is capable of parking multiple vehicles.

### AML Disclosure

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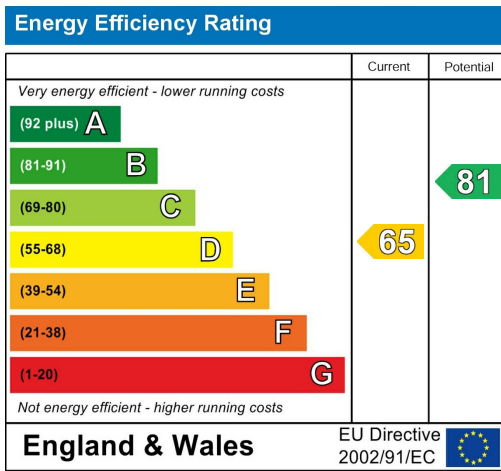
# Floorplan







### 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





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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