

# HUNTERS<sup>®</sup>

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## St. Cuthberts Close

Burnfoot, Wigton, CA7 9GQ

Guide Price £230,000



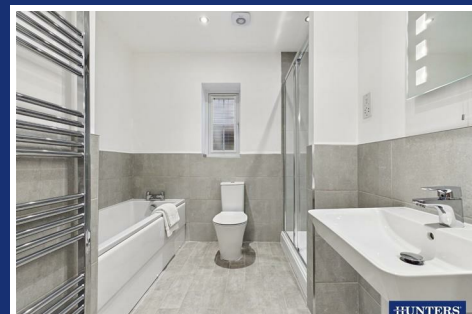
- No Onward Chain
- Immaculately Presented Throughout
- Contemporary High-Gloss Kitchen with Bay-Window
- Stylish Four-Piece Family Bathroom
- Off-Street Parking for Two Vehicles
- Modern Detached Bungalow in a Sought-After Wigton Location
- Spacious Living Room with Electric Fire & Patio Doors
- Two Double Bedrooms
- Enclosed Rear Garden with Generous Patio & Lawn
- EPC - B

Tel: 01228 584249

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Offered to the market with no onward chain and presented in immaculate condition throughout, this modern two-bedroom detached bungalow is nicely situated within the highly sought-after Genesis Homes St Cuthbert's development on the outskirts of Wigton, and will appeal to a wide range of purchasers. Internally, the finish, fixtures and fittings are second to none. The fitted kitchen showcases a stylish range of high-gloss units and, combined with a bay window dining area, provides a superb space for modern day-to-day living. The spacious living room features a focal fireplace and patio doors opening directly onto the rear garden. There are two generous double bedrooms, alongside a luxurious four-piece family bathroom. The rear garden is attractively landscaped with a generous patio, timber deck and neat lawn, while to the front, off-street parking for two vehicles completes the practicality of this excellent home. A fantastic property offering a relaxed pace of life, contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - B 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.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, kitchen, two bedrooms and family bathroom, radiator, loft-access point, and two built-in cupboards.

### LIVING ROOM

Double glazed patio doors to the rear garden, double glazed window to the side aspect, radiator, and a fireplace with electric fire.

### KITCHEN

Modern fitted kitchen comprising a range of high-gloss base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level electric oven, electric hob, extractor unit, integrated fridge freezer, space with plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, recessed spotlights, radiator, and a double glazed bay window to the front aspect.

### BEDROOM ONE

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

### BEDROOM TWO

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

### BATHROOM

Modern four-piece suite comprising a WC, wall-mounted wash basin, bathtub, and a double shower enclosure benefitting a mains shower unit. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

### EXTERNAL:

Front Garden & Parking:

To the front of the property is a neat lawned garden, alongside a block-paved driveway allowing off-street parking for two vehicles. The driveway allows access into the front of the bungalow, along

with an access gate with pathway down the side of the property to the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, nicely landscaped and including a generous paved seating area with direct access from the living room, a timber decking area to the top of the garden, with low-maintenance gravelled borders either side, along with a neat lawn. Additionally, the rear garden includes an external electricity socket and a timber shelter/store area for the bins.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - raven.kebab.cubes

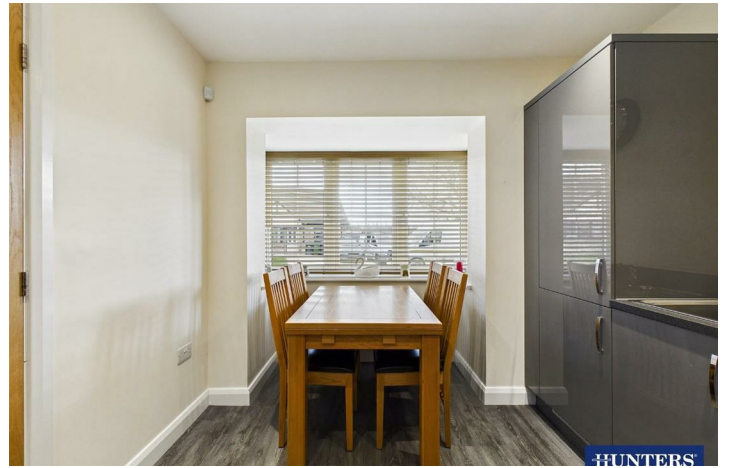
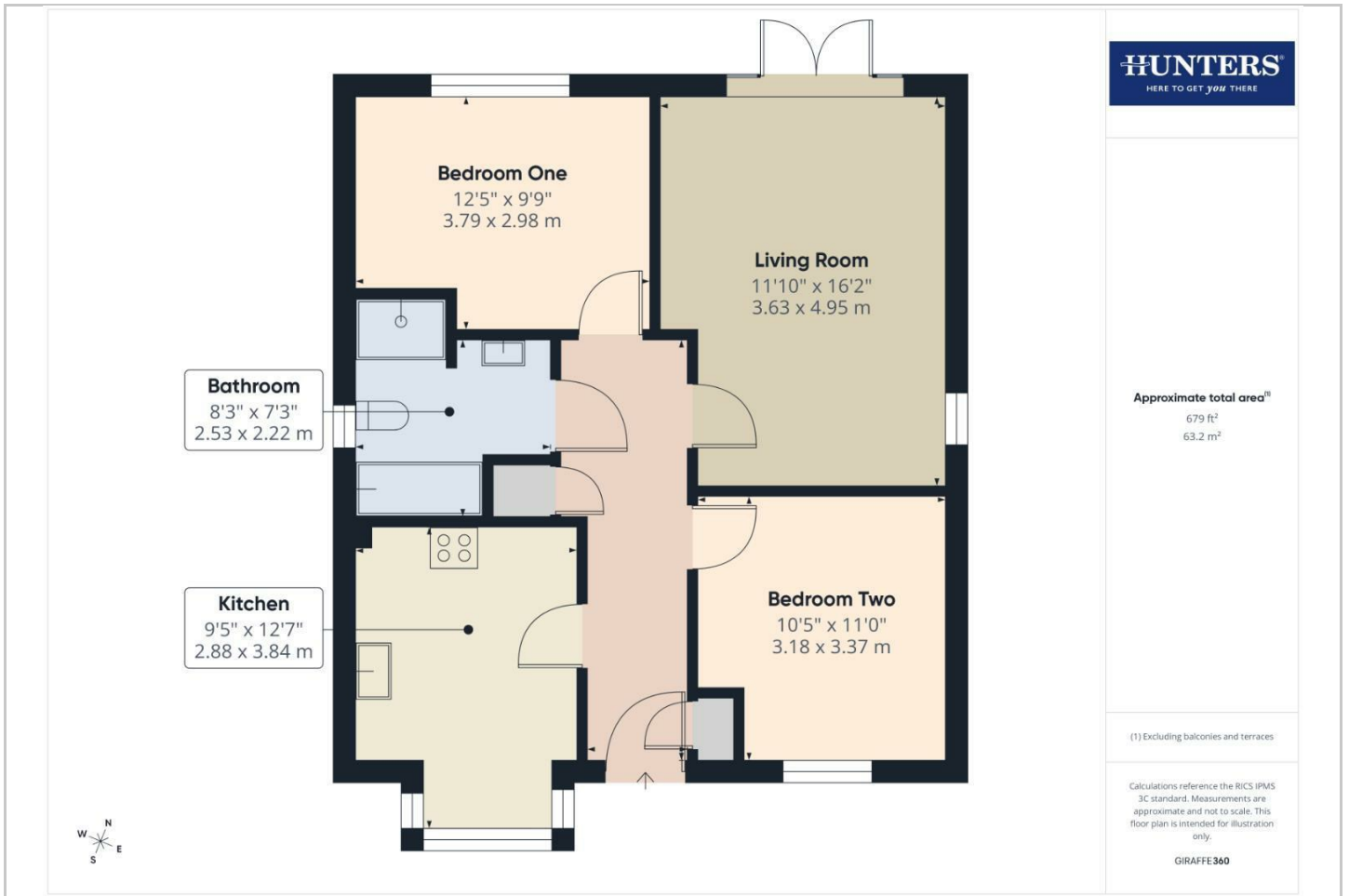
### AML DISCLOSURE:

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 for the upkeep of the development - price TBC.

# Floorplan

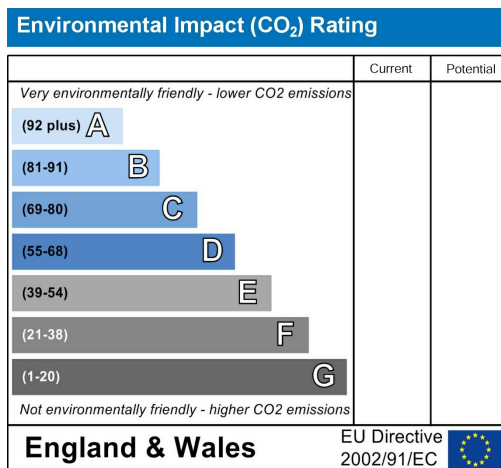
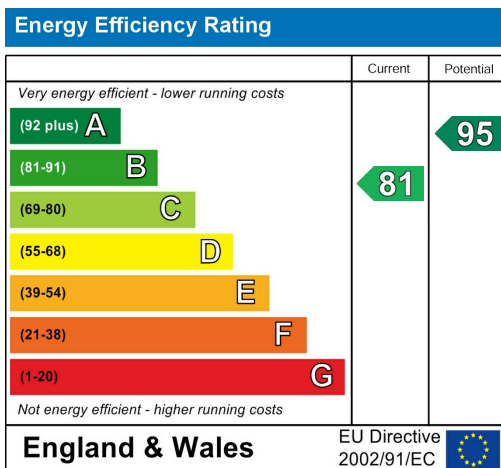






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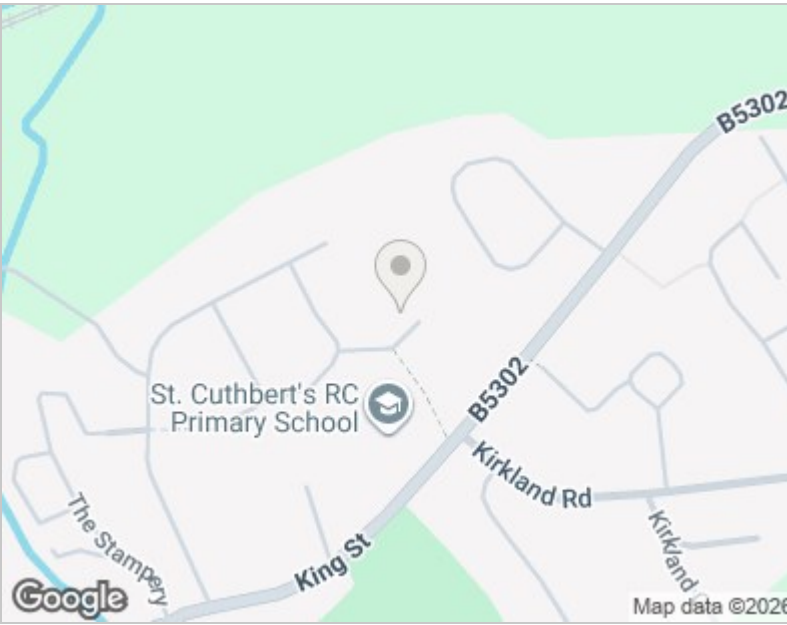
### Energy Efficiency Graph



### 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



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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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