



Thurston Drive

Wigton, CA7 9EN

Guide Price £199,000



- Modern Semi-Detached Home within a Popular Residential Development
- Modern Dining Kitchen
- Three Piece Family Bathroom & Downstairs WC/Cloakroom
- Driveway Providing Ample Off Road Parking
- Double Glazing Throughout
- Spacious Living Room
- Two Generous Bedrooms
- Large Enclosed South Facing Rear Garden plus Lawned Front Garden
- Gas Central Heating
- EPC - B

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Situated on a sought-after residential development right in the heart of Wigton, this modern semi-detached home is conveniently located within walking distance from a wide range of everyday amenities. Finished to a high-specification, the two-bedroom property boasts a light and airy interior which flows perfectly from room to room, thoughtfully designed to accommodate the needs of modern living. Upon entering this home, the entrance hallway provides a great first impression. The spacious living room offers a versatile backdrop to daily life, enhanced by patio doors leading directly to the large enclosed South-facing garden, seamlessly blending indoor and outdoor living, allowing for al-fresco dining and entertaining. The upgraded modern dining kitchen has been thoughtfully designed with a range of wall, base and drawer units, integrated dishwasher and space for additional appliances. A convenient ground floor WC completes the accommodation on this level. The property continues to impress on the first floor, where you will find two generous bedrooms and three-piece family bathroom. Externally, a block-paved driveway provides ample off road parking for two vehicles, complemented by a lawned front lawn and paved pathway. To the rear, the exceptionally generous garden is a standout feature of this home, being one of the largest on this development. With a neat lawn, paved pathway and side access to the front of the property, the rear garden is an excellent space for those with children and pets. Offering a combination of modern style, practical living space and an impressive plot, this fantastic home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to truly appreciate everything that this impressive home has to offer. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - B and Council Tax Band - B.

Thurston Drive is a desirable residential development located centrally within Wigton. The market town boasts fantastic amenities including shops, supermarkets, pubs, reputable primary and secondary schools and a train station. Access to the Border City of Carlisle within 20 minutes with the M6 motorway being within 30 minutes. The West Coast of Cumbria and the Lake District National Park are all within a short drive.

Tel: 01228 584249

GROUND FLOOR:

ENTRANCE HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen, and WC/cloakroom, radiator, and stairs to the first floor landing.

LIVING ROOM

Double glazed window to the front aspect, patio doors to rear garden and radiator.

DINING KITCHEN

Modern upgraded fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated oven with hob, extractor unit, space for fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, radiator, recessed spotlights, internal door to the hallway, and a double glazed window to the rear aspect.

WC

Two piece suite comprising a WC and pedestal wash hand basin. Double glazed window, and a radiator.

FIRST FLOOR:

LANDING

Stairs up from the ground floor, internal doors to two bedrooms and bathroom, and a radiator.

BEDROOM ONE

Double glazed windows to the front and rear aspects, and two radiators.

BEDROOM TWO

Two double glazed windows to the front aspect, a radiator and loft access point.

BATHROOM

Three piece suite comprising a WC, wall hung wash hand basin and a bath with shower over. Towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNALLY:

To the front of the property, there is a lawned garden alongside an area of gravel, block-paved driveway with double power socket, and a pathway with access gate to the rear garden.

To the rear of the property, there is a generous South-facing lawned garden, paved pathway, double power socket and external cold water tap.

AGENT'S NOTE:

We have been advised that an annual charge of £186.28 is payable for the maintenance of the development. Please ask the Office for further details.

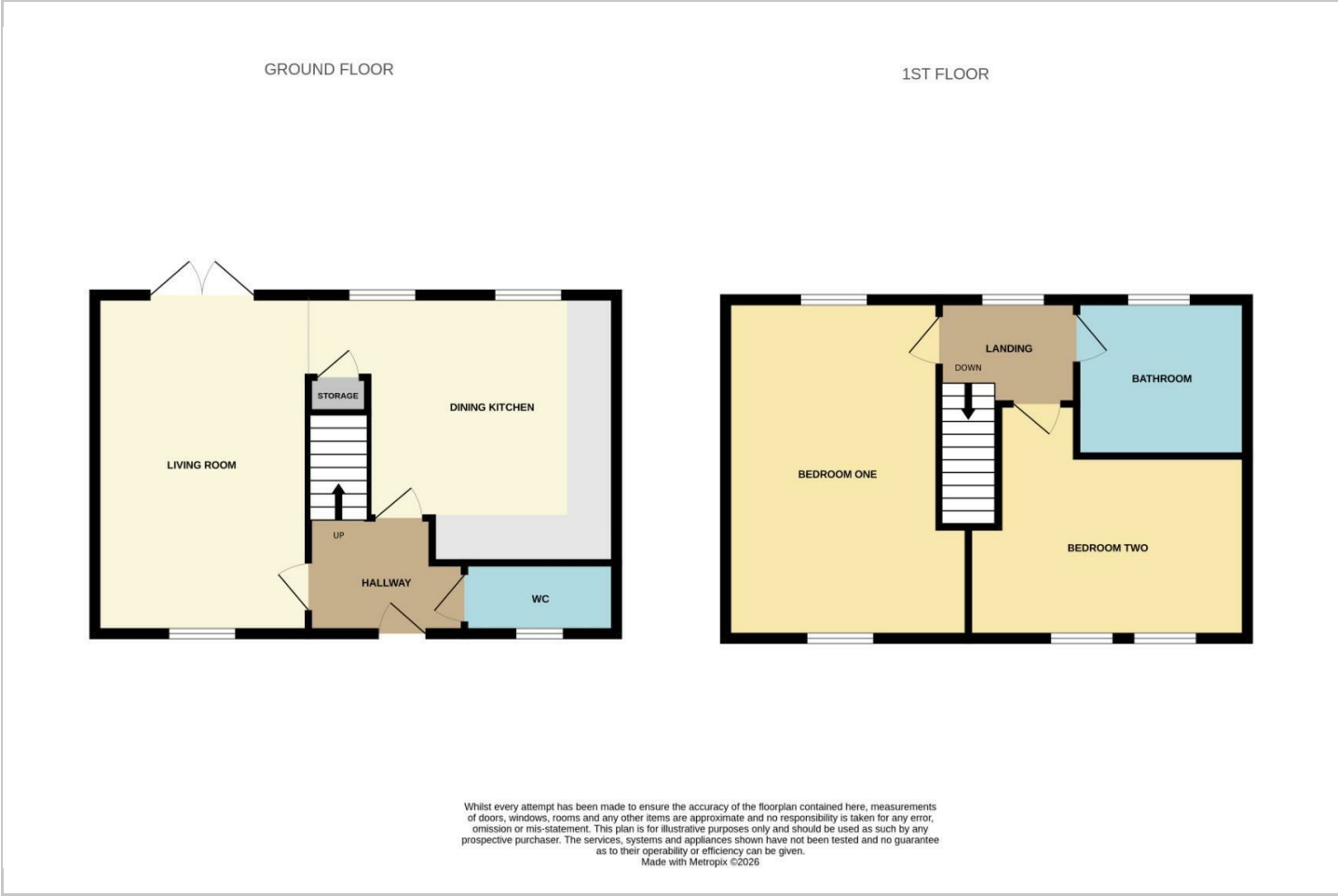
WHAT3WORDS:

For the location of this property please visit the [What 3 Words App](#) and enter - [///elects.champions.drops](https://elects.champions.drops)

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.

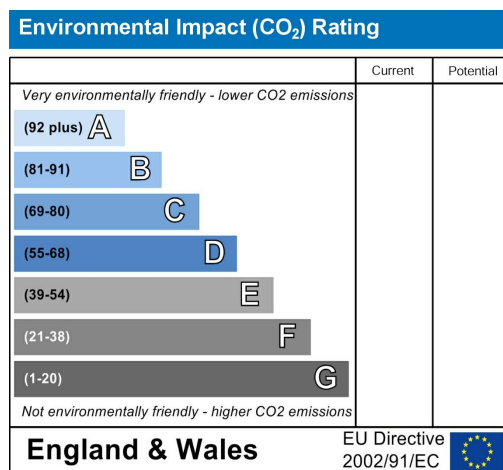
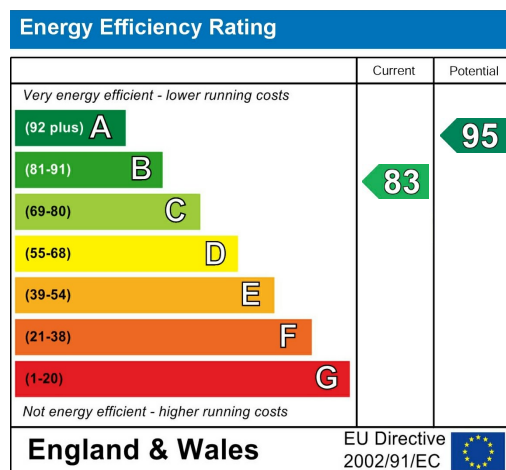
Floorplan







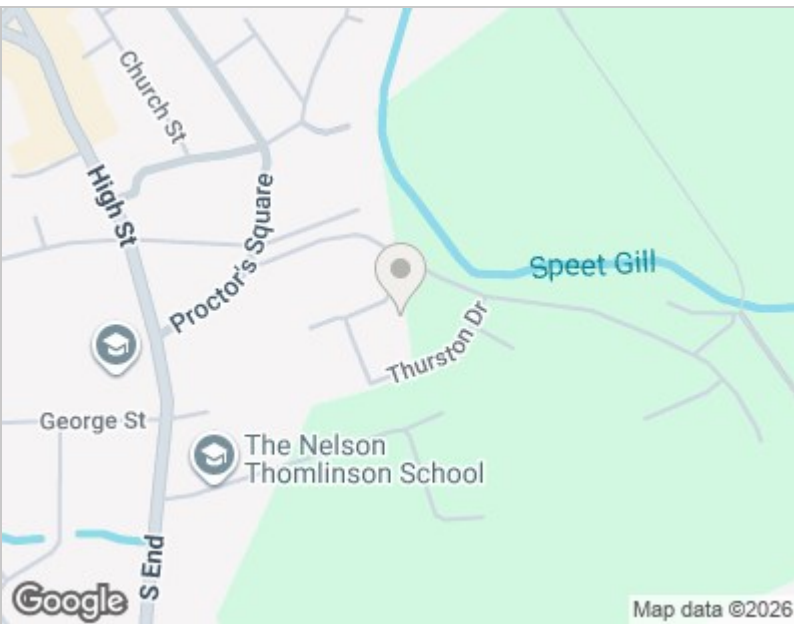
Energy Efficiency Graph



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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