



## Kings Garth

Oulton, Wigton, CA7 0NH

Guide Price £315,000



- Detached three bed bungalow, spacious layout
- Living room,
- Vaulted ceiling sunroom
- Attractive garden
- Ideal for families or retirees
- Master bed is ensuite
- Dining room
- Large kitchen with sperate utility
- Detached garden and driveway
- Council Tax Band C

# Kings Garth

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This is the sale of a sizable 3-bed bungalow located in the village of Oulton, just 2 miles from Wigton town centre. This detached home sits in the attractive cul-de-sac of King Garth and inside you will find generous accommodation comprising of three double bedrooms with the master being ensuite, a lounge, dining room, an attractive sunroom, large kitchen, utility room and family bathroom. The internal layout provides ample room for family and guests, with the dining room being open plan to the sunroom creating a wonderful social space.

The bungalow is surrounded by pleasant gardens, planted with mature shrubs, trees and plants creating a serene outdoor space for gardening enthusiasts or those simply wishing to enjoy the fresh air and evening sun. Parking is well served, by plenty of off road space on the drive for 2/3 vehicles and there is a detached garage with light, power and an electric garage door.

This property is perfect for those seeking a spacious and comfortable home in a quiet setting, making it an excellent choice for families, retirees, or anyone looking to enjoy the benefits of bungalow living.

### Entrance Hall

5'9" x 9'9" (1.75 x 2.98 m)

The front elevation of the house faces to the well planted garden and a formal covered porch leads to the front door which is part glazed and has glazed side panels, allowing plenty of sunlight to shine through. The hall is bright and welcoming and provides access to all the bedroom accommodation, the living room and the kitchen.

### Living Room

16'1" x 12'10" (4.90 x 3.93 m)

This spacious living room is bright and inviting, with cream walls and two large windows that provide natural light. The focal point is a traditional wood-burning stove set within a stone chimney breast with a wooden mantel, adding warmth and character. With a carpeted floor creating a comfortable and relaxed atmosphere, and with a doorway providing access to the adjoining dining room and hallway.

### Kitchen

11'6" x 9'6" (3.51 x 2.92 m)

A well-equipped kitchen featuring cream cabinetry with contrasting handles and a dark wood effect countertop. The walls are tiled with warm-toned square tiles in an alternating pattern, complementing the terracotta-style floor tiles. A large window above the sink allows plenty of natural light to flood the space, with a door leading to the utility room and another opening to the dining room. Integral appliances include a freestanding range with an overhead extractor, and an inset one-and-half bowl stainless steel sink and drainer.

### Utility

Accessed from the kitchen and a perfect place for a side-by-side fridge/freezer and with plumbing for a washing machine. An external door to the rear elevation leads out side to the cul-de-cac.

### Dining Room

Situated between the kitchen and the sunroom, the dining room is perfectly placed to enjoy a family meal and to dine and socialise with friends.

### Sunroom

11'10" x 11'3" (3.62 x 3.45 m)

A striking sunroom with a charming design featuring a high vaulted ceiling with exposed oak beams and being surrounded by windows on all elevations ,

offering panoramic views of the garden and flooding the space with natural light. There is also an external door leading to the garden.

### Master Bedroom

11'7" x 12'10" (3.54 x 3.92 m)

A generous master bedroom with light cream walls and a large window to the front elevation looking out to the garden.

### Ensuite

5'4" x 9'3" (1.64 x 2.84 m)

Comprising of a corner shower cubicle with thermostatic valve. wash-hand basin set on a vanity unit, and WC. The elevations are part tiled and there are modern shower panels to the splash areas.

### Bedroom Two

10'5" x 9'7" (3.19 x 2.94 m)

A well-sized second bedroom with cream walls and a large window to the rear elevation.

### Bedroom Three

8'11" x 9'3" (2.73 x 2.82 m)

A smaller third bedroom with a window. to the front elevation

### Bathroom

8'1" x 6'1" (2.47 x 1.86 m)

A bathroom with a classic white suite comprising a bath, pedestal sink, and WC. The walls are partially tiled in a neutral beige with a darker patterned vinyl floor. A large window provides natural light and ventilation.

### Garage & Parking

10'5" x 19'11" (3.20 x 6.08 m)

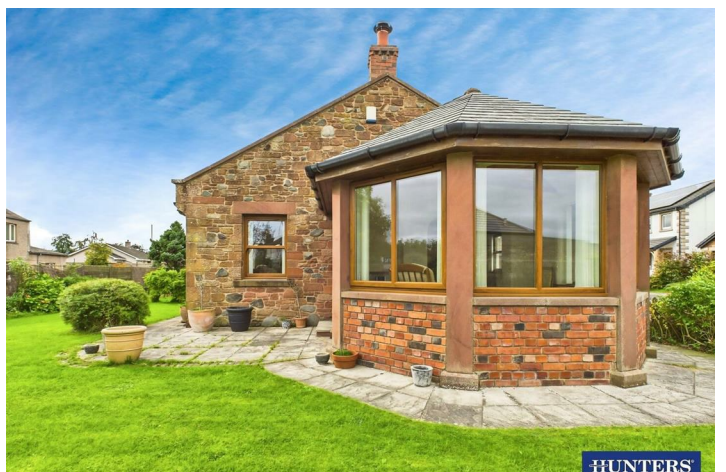
Detached garage with blockwork walls and a concrete floor. The garage has a wide entrance door and sufficient space to accommodate a vehicle and additional storage. Natural light is provided by windows on the side walls, and the garage is accessed via the driveway. Plus you have plenty of off road parking options using the block paved driveway.

### Garden

The garden is laid mostly to lawn, with planted borders and with mature shrubs and trees.

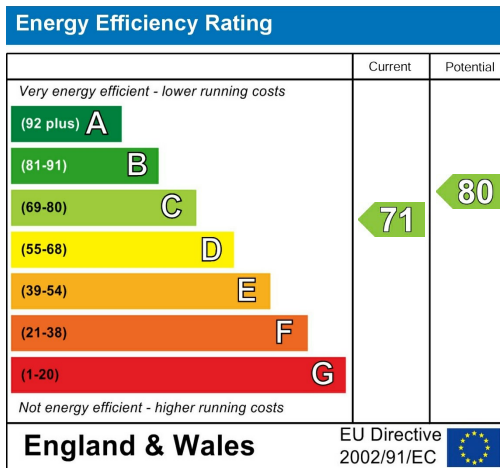
# Floorplan







## 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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