



## South End

Wigton, CA7 9JY

Guide Price £250,000



- Modern Semi-Detached Family Home
- Beautifully Presented and Well Maintained Throughout
- Contemporary Fitted Kitchen with Adjoining Utility Room
- Three-Piece Family Bathroom plus Ground-Floor WC/Cloakroom
- Driveway Parking and Integral Garage with EV Charging Point
- Elevated Plot in a Convenient Wigton Location
- Open-Plan Living/Dining Room with Multi-Fuel Stove
- Four Good-Sized Bedrooms including Master with En-Suite Bathroom
- Enclosed Rear Garden with Neat Lawn and Outdoor Seating Area
- EPC - C

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Occupying an elevated plot in a convenient and well-established area of Wigton, this beautifully presented four-bedroom semi-detached home offers bright, spacious and well-maintained accommodation ideally suited to modern family living. At the heart of the property is an impressive open-plan living and dining room, providing an excellent space for both relaxing and entertaining, while a multi-fuel stove creates a warm and inviting focal point. The contemporary fitted kitchen offers a generous range of cabinetry and ample worksurface space, complemented by a practical adjoining utility room and ground-floor WC/cloakroom. Upstairs, there are four well-proportioned bedrooms, including a generous master bedroom with an en-suite bathroom, together with a modern three-piece family bathroom. Outside, the enclosed rear garden features a neat lawn and dedicated seating area, while driveway parking, an integral garage and an EV charging point complete what is sure to make an exceptional family home. Early viewing is highly recommended to fully appreciate the space, presentation and excellent accommodation this impressive property has to offer.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - B.

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.

Tel: 01228 584249

## GROUND FLOOR:

### PORCH

Entrance door from the front with two double glazed side panel windows, internal door to the hallway, recessed lighting, and tiled flooring.

### HALLWAY

Internal door to the kitchen, radiator, and stairs to the first floor landing.

### KITCHEN

Contemporary fitted kitchen comprising a range of base, wall, drawer and display units with worksurfaces, upstands and tiled splashbacks above. Integrated eye-level electric double oven with grill, electric hob, extractor unit, space with plumbing for a dishwasher, one bowl stainless steel sink with mixer tap and draining board, tiled flooring, recessed lighting, under-counter lighting, under-stairs cupboard, internal doors to the living/dining room and utility room, external door to the rear garden, and two double glazed windows to the rear aspect.

### LIVING/DINING ROOM

Living Area:

Double glazed window to the front aspect, radiator, and a multi-fuel stove set within the chimney breast.

Dining Area:

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

### UTILITY ROOM

Fitted worksurface, wall unit, space with plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, tiled flooring, recessed lighting, radiator, and an internal door to the WC/cloakroom.

### WC/CLOAKROOM

Two piece suite comprising a WC and a wall-mounted wash hand basin. Tiled splashback, tiled flooring, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, and a loft-access point.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, recessed lighting, and an internal door to the en-suite.

En-Suite:

Four piece suite comprising a WC, pedestal wash basin, bathtub with hand shower attachment, and a shower enclosure benefitting a mains shower unit. Boarded splashbacks, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the front aspect, radiator, and a built-in cupboard with shelving internally.

### BEDROOM THREE

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

### BEDROOM FOUR

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

### FAMILY BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a bath with electric shower over. Part-tiled walls, chrome towel radiator, recessed lighting, extractor fan, built-in cupboard with shelving internally, and an obscured double glazed window.

### EXTERNAL:

Front Garden & Parking:

To the front of the property is a gravelled front garden, alongside a block-paved driveway allowing off-road parking for two vehicles. Access from the driveway into the garage, along with a pathway and gate leading to the rear garden.

Rear Garden:

To the rear of the property is a generously sized and enclosed garden, benefitting a seating area, raised lawned garden with planted borders and mature trees, and a decked seating area. Additionally, the rear garden includes a timber garden shed, log-store and an external cold water tap.

### GARAGE

Manual up-and-over garage door, pedestrian access door, wall-mounted gas boiler, EV charging point, power sockets and lighting.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///square.intruding.strange](#)

### 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.

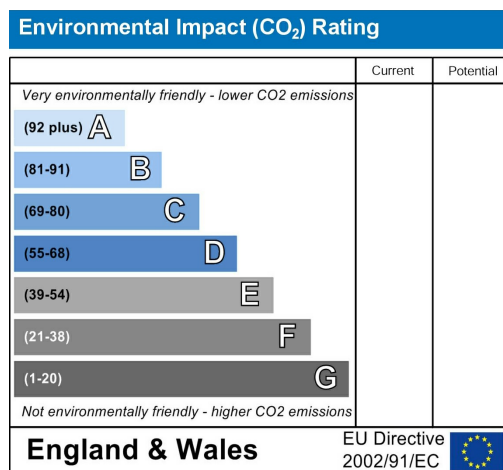
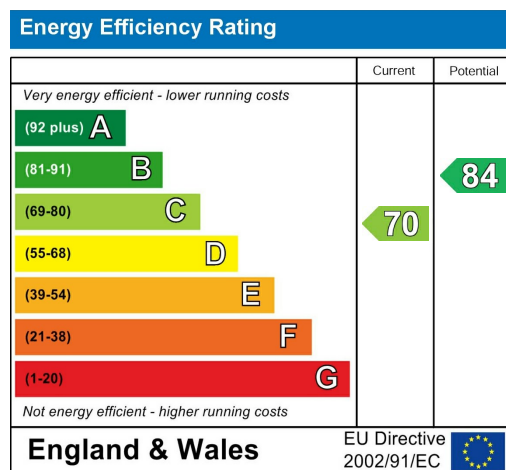
## Floorplan







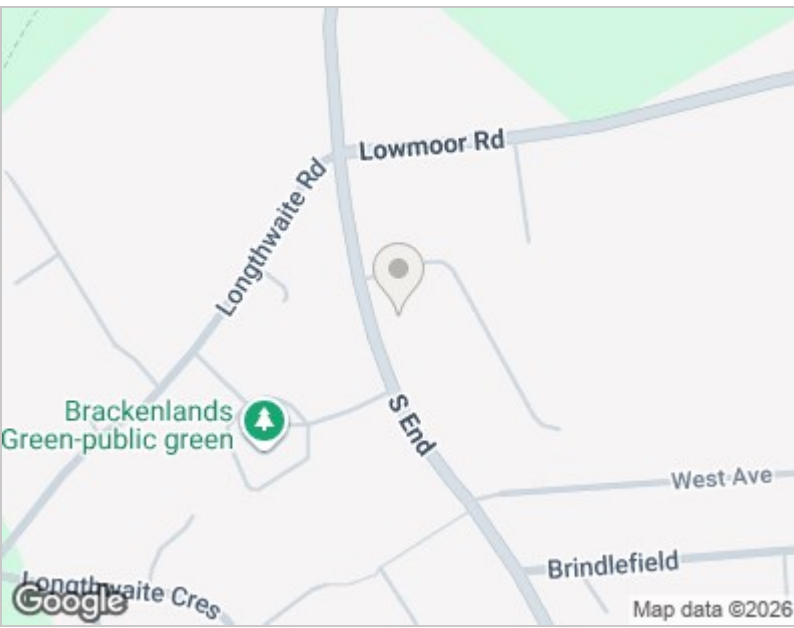
## Energy Efficiency Graph



## 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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