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HERE TO GET *you* THERE



Kings Garth

Oulton, Wigton, CA7 0NH

Guide Price £300,000

3 2 3 C

- No Onward Chain
- Living Room with Wood-Burning Stove plus Separate Dining Room
- Kitchen with Adjoining Utility Room
- Attractive Gardens to the Front and Side with Low-Maintenance Rear Garden
- Ideal for Families and Retirees
- Spacious Detached Bungalow in a Peaceful Hamlet Setting
- Sunroom Featuring Vaulted Ceiling and Exposed Oak Beams
- Three Double Bedrooms with Master En-Suite and Family Bathroom
- Off-Road Parking and a Detached Garage
- EPC - C

Tel: 01228 584249

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NO ONWARD CHAIN – Occupying an attractive cul-de-sac position within the hamlet of Oulton, just two miles from Wigton town centre, this substantial three-bedroom detached bungalow offers spacious, well-balanced accommodation ideally suited to families, retirees or anyone seeking the convenience of generous single-storey living. The property features a welcoming living room centred around a characterful wood-burning stove, together with a separate dining room that flows seamlessly into an impressive sunroom, where a vaulted ceiling, exposed oak beams and an abundance of natural light create a striking and inviting space for relaxing, entertaining and enjoying views over the garden throughout the year. The accommodation is further complemented by a well-proportioned kitchen with adjoining utility room, three double bedrooms, including a master bedroom with en-suite facilities, and a family bathroom. Externally, attractive gardens extend to the front and side of the property, planted with a variety of mature trees, shrubs and plants, while the low-maintenance rear garden provides a practical and private outdoor space. Ample off-road parking and a detached garage complete this highly appealing bungalow. A viewing is strongly recommended to fully appreciate the generous accommodation, attractive surroundings and superb lifestyle on offer.

Utilities, Services & Ratings:
Oil-Fired Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - C.

The hamlet of Oulton lays within the rolling countryside of North-West Cumbria, approximately 2 miles to the North of Wigton. The market town itself boasts fantastic amenities including shops, supermarkets, pubs and reputable primary and secondary schools. The convenience of the location is excellent, the A595 can be reached within minutes providing direct access either toward Carlisle with the M6 motorway or toward West Cumbria including the A66. For those who love the great outdoors, the Lake District National Park is accessible within an hour, providing endless hours of beautiful walks, picturesque scenery and all the exceptional recreational activities that Lakeland has to offer. Rail connections can be found within Wigton, which connects locally throughout Western Cumbria and back to Carlisle's Citadel station, part of the West Coast mainline.

GROUND FLOOR:

HALLWAY
5'9" x 9'9" (1.75m x 2.97m)
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.

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.

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

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.

MASTER EN-SUITE
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.

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


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Bathroom
6'0" x 8'0"
1.84 x 2.45 m
Utility Room
9'6" x 5'4"
2.92 x 1.64 m
Bedroom Two
9'7" x 10'6"
2.92 x 3.20 m
Kitchen
9'6" x 11'6"
2.92 x 3.52 m
Dining Room
9'7" x 12'2"
2.92 x 3.71 m
Sunroom
11'4" x 11'9"
3.46 x 3.60 m
Hallway
Bedroom One
12'10" x 11'6"
3.92 x 3.52 m
Bedroom Three
9'3" x 8'10"
2.82 x 2.72 m
Hallway
Living Room
12'10" x 16'1"
3.92 x 4.92 m
En-Suite
9'2" x 5'3"
2.82 x 1.62 m
N
W
E
S
Ground Floor Building 1
Approximate total area(1)
1188 ft²
110.3 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


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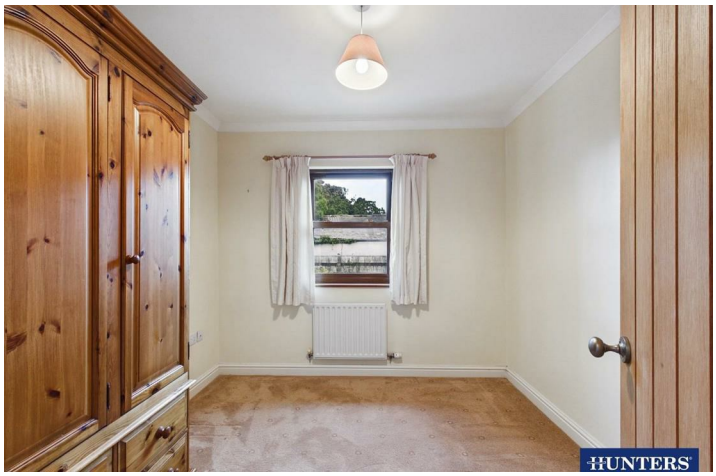

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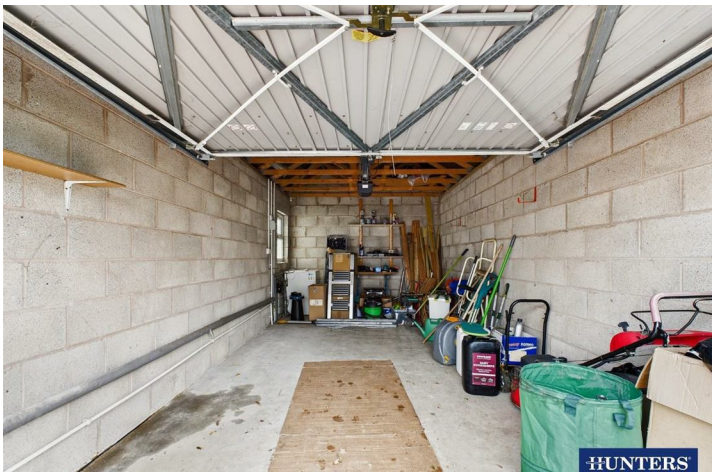

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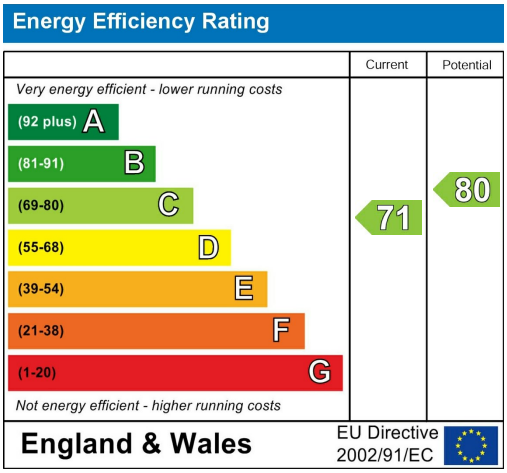


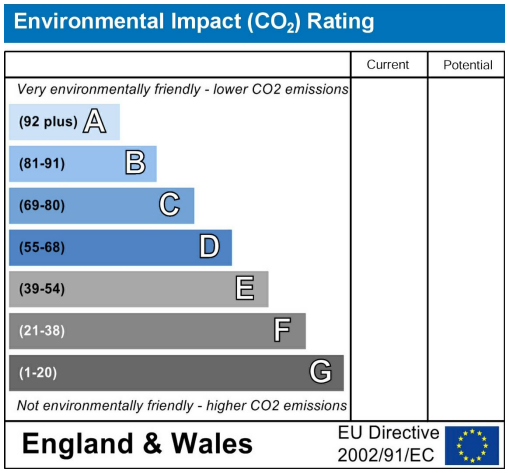






Energy Efficiency Graph

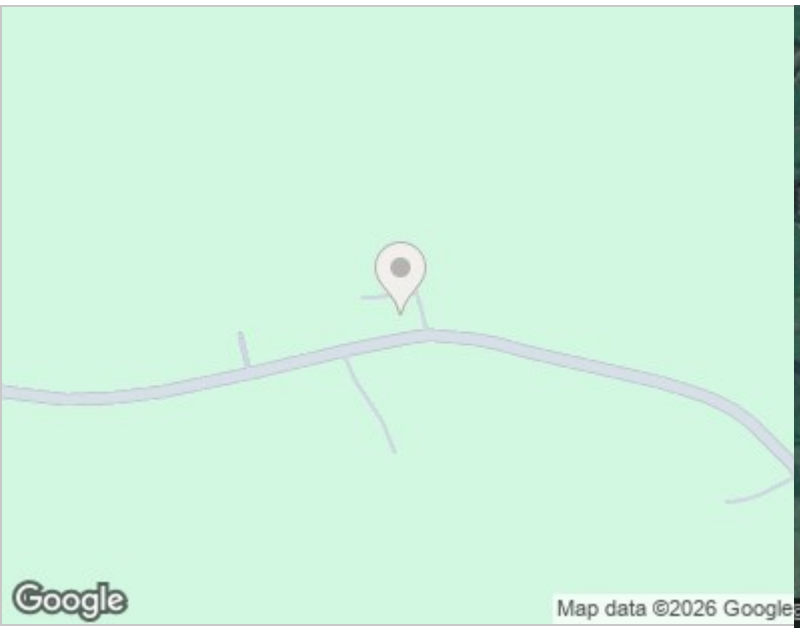




Viewing

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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The Property Ombudsman