



## Standingstone Heights

Wigton, CA7 9DS

Guide Price £340,000

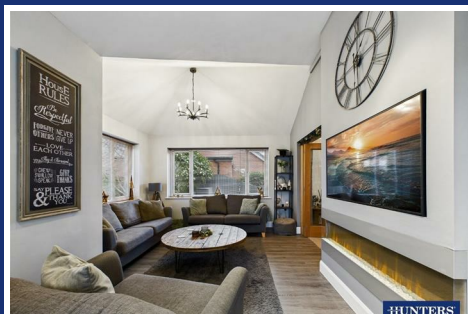


- Modern Detached Family Home
- Contemporary Fitted Dining Kitchen with Central Island
- Spacious Living Room with Gas Fire
- Nicely Landscaped Rear Garden Plus Lawned Front Garden
- Double Garage With Electric Power Supply
- Beautifully Presented Throughout
- Extended to include a Spacious Family Room with Electric Fire
- Four Double Bedrooms with Master En-Suite Shower Room
- Gated Driveway providing Off-Street Parking
- EPC - C

# Standingstone Heights

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Situated on a generous corner plot within a highly sought-after development to the north of Wigton, this impressive four-bedroom detached family home with double garage is presented in immaculate condition throughout. Offering spacious and versatile accommodation, the property features a contemporary interior that flows effortlessly from room to room, making it an ideal family home ready for immediate occupation. The accommodation briefly comprises a welcoming entrance hallway, a bright and comfortable living room, and a separate family room. At the heart of the home is a stunning dining kitchen, complete with a central island and integrated appliances. The property has been thoughtfully extended to create a wonderful space for modern family living and entertaining. To the first floor are four double bedrooms, including a master bedroom with en-suite facilities, together with a modern family bathroom. Externally, the property continues to impress with a front lawn, a beautifully landscaped rear garden, and a paved seating area ideal for outdoor enjoyment. A gated driveway provides ample off-road parking and leads to the detached double garage, adding further practicality. Early viewing is highly recommended. Contact Hunters Carlisle today to arrange your private viewing of this exceptional home.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - D.

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:

### HALLWAY:

Entrance door from the front, internal double doors to the dining kitchen, internal doors to the living room and WC/cloakroom, built-in storage/cloak cupboard, two radiators, recessed spotlights, and stairs up to the first floor landing with under-stairs store area.

### LIVING ROOM

Double glazed window to the front aspect, bi-folding doors to the family room, fireplace with gas fire, and a radiator.

### FAMILY ROOM

Three double glazed windows to the rear aspect, double glazed patio doors to the rear garden, media-wall with inset electric fire, designer vertical radiator, radiator, recessed spotlights, and an opening to the dining kitchen.

### DINING KITCHEN

Modern fitted kitchen with central island, comprising a range of base, wall, drawer and tall units with matching work surfaces and splashbacks above. Integrated eye-level electric oven with integrated microwave oven above, electric induction hob, extractor unit, integrated dishwasher, integrated washing machine, one and a half sink with mixer tap, recessed spotlights, under-counter lighting, under-worksurface lighting, radiator, and a double glazed window to the rear aspect.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashback on the basin, radiator.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to the master bedroom, bedroom two, bedroom three, bedroom four and family bathroom, loft-access point. We have been advised that the loft includes boarding.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window, radiator, fitted wardrobe, and an internal door to the en-suite shower room.

En-suite:

Three piece suite comprising a WC, vanity unity with wash basin and LED mirror above, and a shower enclosure benefitting a mains shower unit. Tiled splashbacks, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

### BEDROOM TWO

Double glazed window and radiator.

### BEDROOM THREE

Double glazed window and radiator.

### BEDROOM FOUR

Double glazed window and radiator.

### FAMILY BATHROOM

Three piece suite comprising a WC, vanity unity with wash basin, and a bathtub. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan, and a double glazed window.

### EXTERNAL:

Front Garden:

To the front of the property is a garden area which benefits a neat lawn, gravelled area, access pathway and mature hedging to the front boundary.

Rear Garden:

To the rear of the property is a landscaped garden, comprising a block-paved seating area and lawn, with external electric socket and external cold water tap, with access to driveway.

### DOUBLE GARAGE

Detached double garage situated to the rear of the property, with two manual up and over garage doors, power, lighting, and loft-storage area internally.

### WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - [intrigues.bandaged.shopping](https://www.what3words.com/#!/en/09G9G-99G9G-99G9G)

### 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.

# Floorplan





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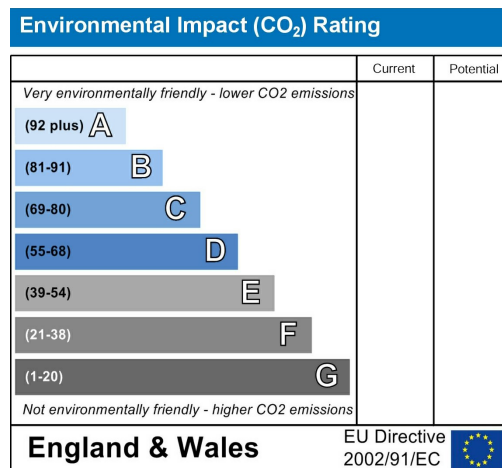
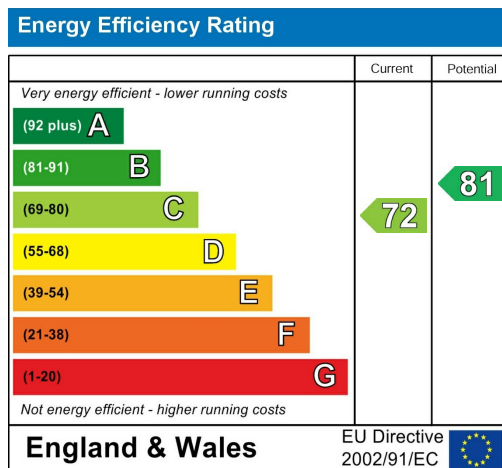
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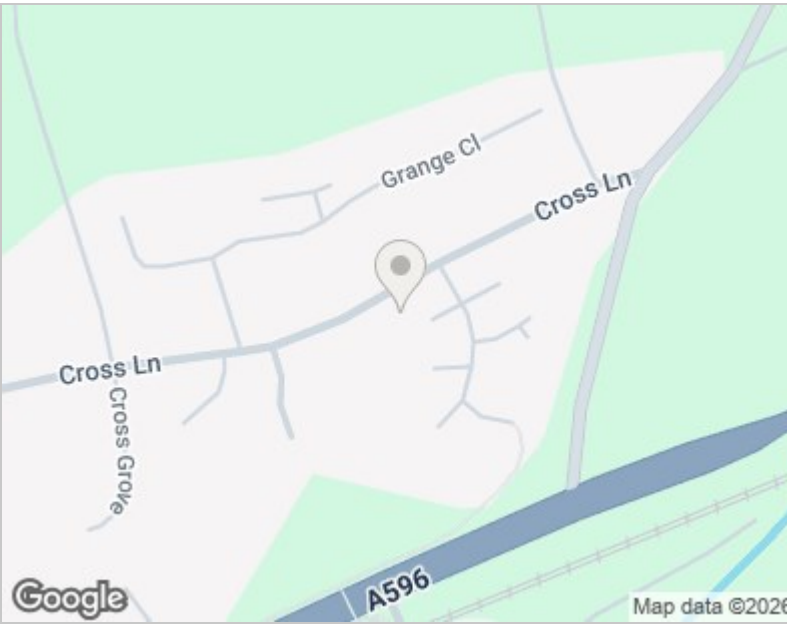
### Energy Efficiency Graph



### 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



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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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