



St. Cuthberts Close

Burnfoot, Wigton, CA7 9HQ

Guide Price £260,000



- No Onward Chain
- Excellent Versatility and Generous Storage
- Modern Dining Kitchen with Integrated Appliances
- Modern Ground Floor Family Bathroom
- Off-Street Parking & Single Garage
- Spacious Detached Bungalow in a Sought-After Wigton Location
- Spacious Living Room with French Doors & Electric Fire Suite
- Four Bedrooms with Master En-Suite
- Lawned Gardens to the Front & Rear
- EPC - B

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NO CHAIN – This four-bedroom detached bungalow with parking and garage is immaculately presented throughout and ready for immediate occupation. An ideal home for those looking to downsize, or for families alike, the property offers a bright interior finished to the excellent standard associated with a Genesis Home, including a modern kitchen with high-specification integrated appliances, a spacious living room with direct access to the garden, four well-proportioned bedrooms, a luxurious family bathroom, and a stylish en-suite to the master bedroom. Offering true versatility, two of the bedrooms and the family bathroom are situated on the ground floor, making this an excellent choice for those requiring ground-floor accommodation. In addition, bedroom four is currently configured as a home office, complete with fitted wardrobes, a desk, and drawers. Externally, the bungalow benefits from a lawned garden to the front and a generous enclosed garden to the rear, incorporating both lawn and patio areas. For added convenience, there is a single garage together with a parking space, providing excellent storage and parking options. Appealing to a wide range of buyers, ready to move straight into, and pleasantly situated within a sought-after area of Wigton, this is a property that must be viewed to be fully appreciated.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - B 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.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal doors to the kitchen, living room, bedroom three, bedroom four/office and family shower room, radiator, built-in cupboard, and stairs to the first floor landing with an under-stairs storage area.

KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated eye-level SMEG double oven with grill, SMEG five-burner gas hob, SMEG extractor fan, integrated SMEG fridge freezer, integrated SMEG dishwasher, integrated BOSCH washing machine, integrated eye-level Cooke&Lewis micro-oven, wall-mounted and enclosed gas boiler, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, radiator, and a double glazed window to the front aspect with perfect-fit blinds.

LIVING ROOM

Double glazed French doors to the rear garden with perfect-fitted blinds, double glazed window to the side aspect with perfect-fitted blind, radiator, and an electric fire suite.

BEDROOM THREE

Double glazed window to the rear aspect with perfect-fitted blinds, radiator, and fitted wardrobes with matching bedside units.

BEDROOM FOUR/OFFICE

Double glazed window to the front aspect with perfect-fitted blinds, radiator, fitted wardrobes with sliding doors, and a fitted desk with drawers.

FAMILY SHOWER ROOM

Three piece suite comprising a WC, wall-mounted wash basin, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed windows.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, with internal doors to the master bedroom and bedroom two.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Two double glazed Velux windows, radiator, loft-access

point, and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, wall-mounted wash basin, and a shower enclosure with mains shower unit. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan, and a double glazed Velux window.

BEDROOM TWO

Double glazed Velux window, and a radiator.

EXTERNAL:

Front Garden & Parking:

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a small paved seating area accessible from the living room, alongside a large lawn. Additionally, the rear garden benefits an external electricity socket.

GARAGE

Manual up-and-over garage door, power and lighting.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [sliders.voltage.truffles](https://www.what3words.com/sliders.voltage.truffles)

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.

AGENTS NOTE:

There is an annual service charge of approximately £210.29 per annum for the upkeep of the development.

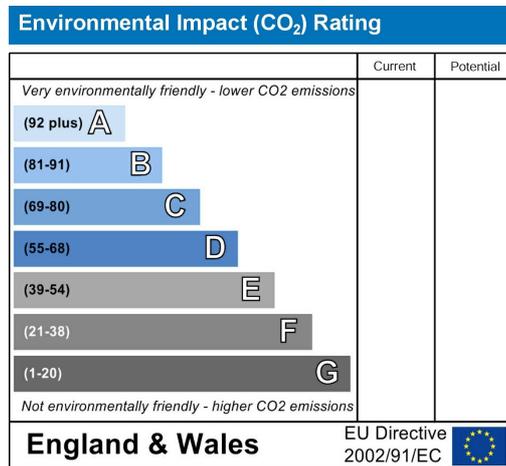
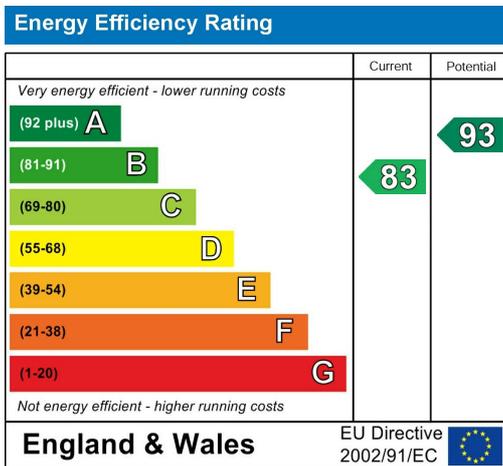
Floorplan







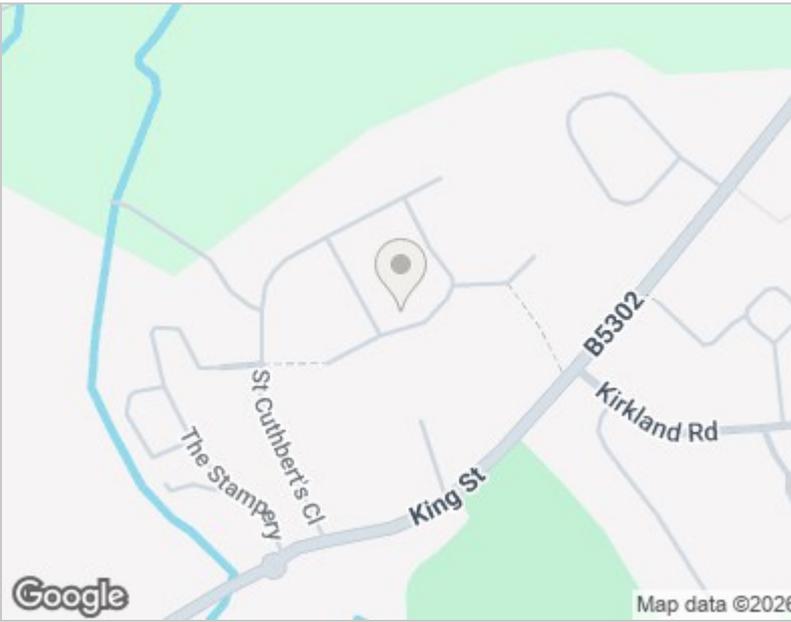
Energy Efficiency Graph



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



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