



## Deer Park

Wigton, CA7 9ND

Offers Over £200,000



- Semi-Detached House within a Popular Wigton Location
- Exceptionally Well Presented Throughout
- Spacious Living Room with Front Aspect Window
- Modern Family Bathroom
- Generous Rear Garden including a Patio with Pergola Over
- Excellent Scope to Extend (Subject to Permissions)
- Stylish Dining Kitchen with Garden Access
- Three Bedrooms (Two Double & One Single)
- Ample Off-Road Parking for Five Vehicles plus a Large Detached Garage
- EPC - D

# Deer Park

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Situated in a popular area of Wigton, this exceptionally well-presented three bedroom semi-detached house with detached garage offers spacious and stylish accommodation with excellent potential to extend, both to the side and rear (subject to the necessary permissions). The home features a bright and generous living room, a modern dining kitchen with direct access to the rear garden, and three well-proportioned bedrooms served by a sleek, family bathroom. Of particular note is the attention to detail on the internal design and finishing's, the kitchen has been finished to a high specification along with the luxurious family bathroom. Outside, the property boasts off-street parking for up to five vehicles, a large detached garage and a generous rear garden complete with a patio and pergola, ideal for outdoor dining, playing and relaxation. With its blend of comfort, style, and future potential, this property is a fantastic opportunity in a sought-after Wigton location.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room and dining kitchen to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is off-street parking, a detached garage and gardens to the front and rear. EPC - D 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.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator and stairs to the first floor landing.

### LIVING ROOM

Double glazed window to the front aspect, radiator and an archway opening to the dining kitchen.

### DINING KITCHEN

Shaker style fitted kitchen comprising a range of base, wall and drawer units with matching Silestone countertops and upstands above. Integrated electric oven, five-burner gas hob, extractor unit, inset one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted gas boiler, radiator, under-stairs cupboard, two double glazed windows to the rear aspect, external door to the rear garden and an external door to the side driveway.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, over-stairs cupboard, loft-access point and an obscured double glazed window. We have been advised the loft includes a pull-down ladder, part boarding and lighting.

### BEDROOM ONE

Double glazed window to the front aspect, radiator and a fitted open-wardrobe with shelving.

### BEDROOM TWO

Double glazed window to the rear aspect and a radiator.

### BEDROOM THREE

Double glazed window to the rear aspect and a radiator.

### FAMILY BATHROOM

Three piece suite comprising a vanity WC, vanity wash basin and a P-shaped bath benefitting a mains shower over with rainfall shower head. Fully-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Driveway:

A low-maintenance gravelled front garden area and a large tarmac driveway extending to the side of the property towards the detached garage and rear garden. Between the driveway and the gravelled front garden, there is parking potential for five vehicles.

### Rear Garden:

The rear garden includes a paved seating area directly outside the dining kitchen external door, with a timber pergola over along with a generous lawned garden. Additionally, there are two external electricity sockets and an external cold water tap to the rear garden.

### DETACHED GARAGE

Manual up and over garage door.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - assures.boggles.lecturing

### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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

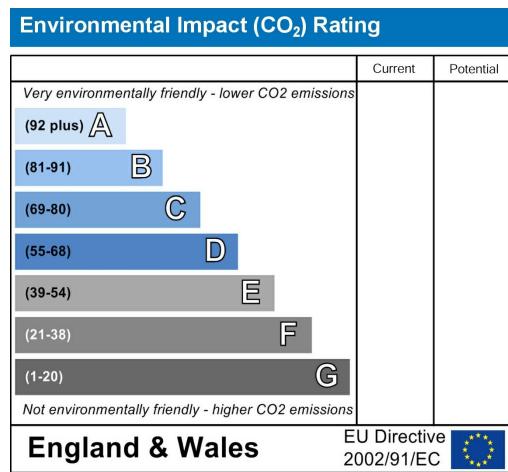
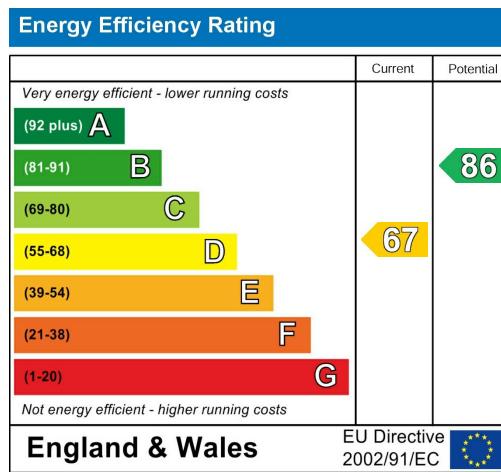






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### Energy Efficiency Graph

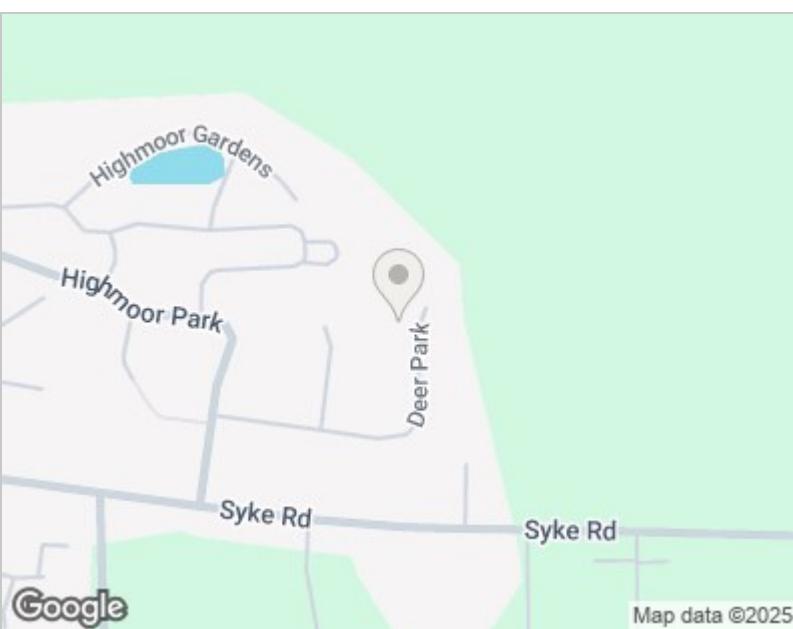


### Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

Road Map



Hybrid Map



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