



Deceptively spacious, extended semi-detached home

Lovely rear conservatory, with patio doors to the garden

First-floor bathroom, and ground floor WC

Set on a generous corner plot

Workshop to the rear

Versatile rear extension/home office

Kitchen diner and separate utility

Ideal family home

Walking distance to popular schools

Enclosed rear garden, and private side patio garden

Set on a substantial corner plot on a modern estate on the outskirts of the market town of Wigton is this well presented deceptively spacious, extended family home. The town of Wigton lies just outside the Lake District on the edge of the Solway coast. This lovely town has plenty of local amenities which are all within walking distance, and popular local schools are just a gentle stroll away. The property sits on the edge of a quiet cul-de-sac with a gated sweeping driveway, and large front garden. On entering the property, the hallway provides access into a light and airy lounge, there is a good size kitchen diner with contemporary units, and a rear hall with access into a useful downstairs WC. From the kitchen the uPVC double glazed patio doors lead to a large conservatory, where there is access to the rear extension, which forms a utility space. There is a useful and versatile second reception room, which is currently utilised as a home office, and to the rear there is access into a workshop. To the first floor there are three good size bedrooms, and the family bathroom, with a pulldown ladder to a loft space, currently being used as a gaming area. Externally the property boasts a large front garden bordered by mature trees, with gated access to a lovely private side patio. From the conservatory the uPVC double glazed doors provide access into a third enclosed garden space, with mature shrubs and trees. This lovely property makes an ideal family home and viewing is highly recommended.

ACCOMMODATION

Entrance hall

The entrance hall has a partially glazed door leading into the lounge, stairs to the first floor, dado rail and decorative coving, with a radiator.

Lounge

The light and airy lounge has a uPVC double glazed window which overlooks the front and floods the space with natural light, there is a radiator below. The room has tasteful décor, decorative coving to the ceiling, and a TV aerial point, Providing access into the kitchen diner.

Kitchen diner

This contemporary modern kitchen diner has a range of wall and base units, with contrasting work surfaces and painted wood splash backs. A circular sink and drainer unit with mixer tap, sits below the uPVC double glazed window, and there is plumbing for a dishwasher below. A large Smeg freestanding range style cooker, with three oven compartments, and a five-ring gas burning hob, with a stainless steel splash back, and extractor hood above. Benefits from a breakfast bar area, and uPVC double glazed patio doors leads into the conservatory. There is access to a rear hall area, with a large under stairs storage cupboard, a wooden glazed door leading to the side of the property and provides access into the downstairs WC.

Downstairs WC

Useful for family life, providing additional facilities the downstairs WC has a toilet, pedestal sink, and a wall mounted chrome towel heating radiator, with a uPVC double glazed window, and part tiled walls.

Conservatory

A lovely addition to the property, the rear conservatory has uPVC double glazed patio doors leading out onto the rear garden, tiled flooring and lantern ceiling, with access into the utility room, and rear extension.

Utility

The rear utility has a built-in work surface, with stainless steel sink with mixer tap and drainer unit, with plumbing for washing machine below, there are built-in wall units for extra storage and hanging space. A uPVC double glazed door with frosted glass, leads out onto the side garden, and a uPVC double glazed window.



Office/reception room two

The rear extension has created a fantastic home office space, but would equally be a great playroom, or perhaps guestroom, with built-in desk area and shelving, a uPVC double glazed window which overlooks the rear garden, and internal door leading into the rear workshop.

Workshop

A great storage area, the workshop has a strip lighting to the ceiling and a built-in workbench, ideal for anyone who enjoys hobbies and crafts with wooden door leading into the rear garden and one to a large storage area which runs the length of the garden.

First-floor landing

The first floor landing has a useful built-in airing cupboard, provides access into the three bedrooms, and bathroom, with pull down ladders to the loft room.

Master bedroom

This well presented light and spacious double bedroom has a uPVC double glazed window which overlooks the front of the property with a radiator below, grey oak effect laminate flooring which complements the tasteful décor.

Bedroom two

Located at the rear of the property the second generous double bedroom has neutral décor, with a uPVC double glazed window which overlooks the rear garden, with a radiator below.

Bedroom three

Located at the front of the property this good-sized single bedroom has a stylish modern décor, the uPVC double glazed window overlooks the front garden, and a radiator.

Bathroom

Conveniently located at the top of the stairs the family bathroom briefly comprises, bath with mixer shower above, with controls built into the tiled surround, and clear glass shower screen, with a mixer tap with handheld jet shower attachment. A pedestal sink, and a toilet, with part tiled walls, a uPVC double glazed window with frosted glass, and extractor fan, with a radiator, and tile effect flooring.

Attic room

Accessed by a pulldown ladder from the first-floor landing, the attic room has been used to create a gaming space, but with further development could make a great versatile additional room.



Externally

The property is set on a generous plot with a large front garden, a sweeping gated driveway, with gated access to a private side garden, with a useful storage shed. A third mature garden space is accessed via the conservatory, which is fenced around with gravelled areas, and a lovely selection of shrubs and plants.

TENURE

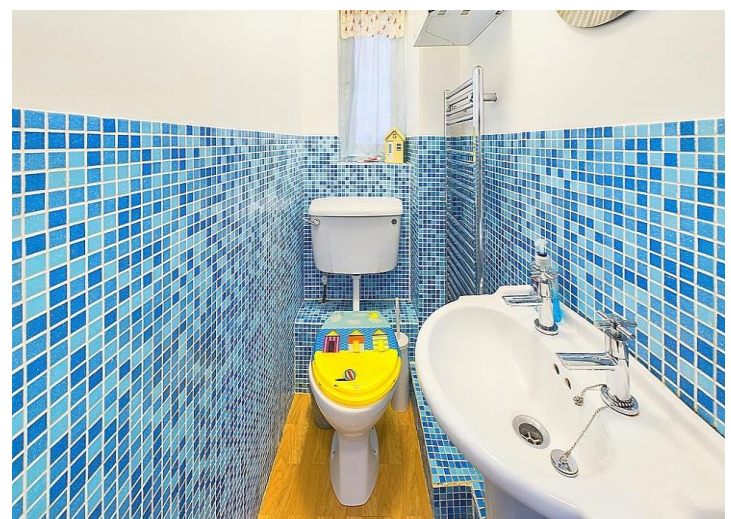
We have been informed by the vendor the property is freehold

COUNCIL TAX BAND B

EPC TBC

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



Ground Floor



Floor 1



Floor 2

Approximate total area^m

1140 ft²

Reduced headroom

57.33 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360