

# Cumbrian Properties

16 Woolner Brook, Wigton



**Price Region £269,950**

**EPC-B**

Detached property | Immaculately presented  
1 reception room | 4 bedrooms | 2 bathrooms  
Double drive & garage | Low maintenance gardens

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## 2/ 16 WOOLNER BROOK, WIGTON

An immaculately presented, four bedroom, two bathroom, detached family home with 8.5 years NHBC remaining which offers plenty of living space, storage, parking and low maintenance gardens. Situated just outside of the centre of Wigton with fantastic views over the fields the recently constructed accommodation briefly comprises entrance hall, spacious lounge leading to the dining kitchen with integrated appliances and French doors to the rear garden, separate utility room and cloakroom. To the first floor, off the spacious landing, there are four double bedrooms with an en-suite shower room to the master and built-in wardrobes to bedroom 2 along with a contemporary designed three piece family bathroom. Externally, the front of the property offers block paved driveway parking for two vehicles leading up to the single garage while the rear of the property has a private low maintenance garden with raised flower beds and pleasant seating areas. Situated within easy walking distance of the amenities of Wigton including popular primary and secondary schools, shops and the railway station.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, wood effect tiled flooring, radiator and door to lounge.



ENTRANCE HALL

**LOUNGE (18' x 15'5)** Double glazed window to the front with views towards the fields, radiator, wood effect flooring, understairs storage cupboard, ceiling spotlights and double doors to the dining kitchen.



LOUNGE

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**DINING KITCHEN (19'4 x 11'4)** Fitted kitchen incorporating an electric oven, integrated microwave, four ring electric hob with extractor hood above, one and a half bowl sink unit with mixer tap, integrated dishwasher and fridge freezer. Wood effect tiled flooring, radiator, ceiling spotlights, heightened aerials and sockets for wall mounted TV, double glazed window and double glazed French doors to the rear garden, door to utility.



DINING KITCHEN

**UTILITY (7' max x 6'3 max)** Wall and base units, integrated washing machine, sink unit with mixer tap, radiator, tiled effect flooring, double glazed frosted window and composite door to the rear garden, and door to the cloakroom.

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Tiled splashbacks, tile effect flooring and radiator.



UTILITY



CLOAKROOM



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**FIRST FLOOR**

**LANDING** Spacious landing with a built-in airing cupboard housing the combi boiler, radiator, loft access, doors to bedrooms and family bathroom.

**BEDROOM 1 (16' max x 10'9 max)** Double glazed window to the front with views over the fields, radiator and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (8'5 x 4')** Three piece suite comprising fully tiled double shower cubicle, wash hand basin and WC. Part tiled walls, tile effect flooring, ceiling spotlights and heated towel rail.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (11'9 x 11'8)** Double glazed window to the front with views over the fields, radiator and built-in wardrobe with lighting.



BEDROOM 2

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**BEDROOM 3 (15'5 x 10'4)** Radiator and double glazed window overlooking the rear garden.



BEDROOM 3

**BEDROOM 4 (11' x 10')** Radiator and double glazed window overlooking the rear garden.



BEDROOM 4

**FAMILY BATHROOM (7' max x 6'8 max)** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Ceiling spotlights, double glazed frosted window, tile effect flooring, mosaic tiled splashbacks and heated towel rail.



FAMILY BATHROOM



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**OUTSIDE** Block paved driveway to the front of the property providing off-street parking for two vehicles leading up to the garage, and a low maintenance floral garden. To the rear of the property is a generous, low maintenance, private garden laid to stone chippings with raised flower beds, wood effect tiled patio seating area, greenhouse, external sockets and water supply.



REAR GARDEN

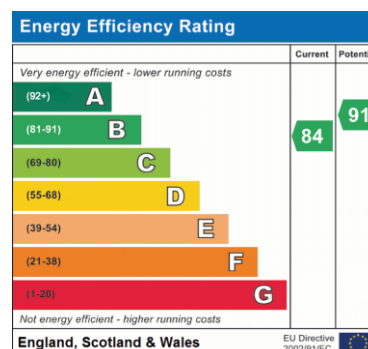


REAR OF THE PROPERTY

**TENURE** We are informed the tenure is Freehold. Service charge £125 per annum.

**COUNCIL TAX** We are informed the property is Tax Band D.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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