
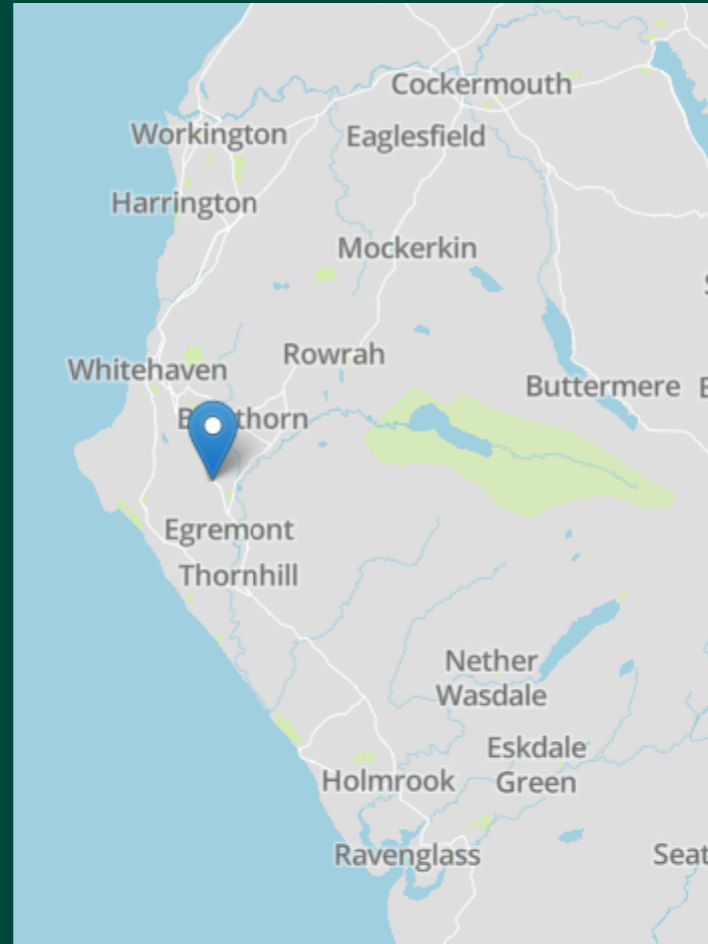


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Hallway
7'3" x 2'10"
2.22 x 0.87 m

Living Room
19'1" x 11'2"
5.84 x 3.42 m

Bedroom
13'7" x 9'1"
4.16 x 2.77 m

Bedroom
8'7" x 6'6"
2.64 x 2.00 m

Bathroom
6'11" x 5'6"
2.12 x 1.69 m

Kitchen
10'2" x 10'9"
3.11 x 3.30 m

Sunroom
8'8" x 9'5"
2.66 x 2.89 m

Hallway
2'11" x 8'7"
0.89 x 2.64 m

Approximate total area*
718.99 ft²
66.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



29 Jubilee Gardens, Bigrigg, Egremont, Cumbria, CA22 2RA

- 2 Bed semi detached bungalow
- Perfect for retirement or downsize
- Tenure - freehold
- Sought after estate in village of Bigrigg
- Driveway, garage and low maintenance gardens
- Council tax - Band C
- Close to neighbouring towns of Egremont and Whitehaven
- Short drive to Egremont and Whitehaven
- EPC rating - C

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
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LOCATION

The popular village of Bigrigg is located on the A595 approximately 3.5 miles from Whitehaven and 1 mile from Egremont, both of which offer a wide range of amenities including shops, schools and leisure facilities. The delights of the Lake District National Park are also within easy reach as too are many other attractions on the west coast, such as the beaches at Seascale and St Bees.

PROPERTY DESCRIPTION

This delightful, two bedroom, semi-detached bungalow occupies a private position on one of Bigrigg's most sought-after residential estates on the edge of Egremont. The property features an inviting entrance hallway, spacious lounge/diner, modern kitchen, and a bright sunroom. Together with two good-sized bedrooms and a contemporary shower room, the bungalow offers comfortable and stylish living spaces perfectly suited for modern needs. Externally, the property boasts driveway parking, a single detached garage, and low-maintenance gardens that create a lovely setting for outdoor dining and entertaining.

Ideal for retirement or downsizing, this charming bungalow offers a blend of convenience and tranquility. Given its desirable location and appealing features, early viewing is essential as it is certain to be popular.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed, uPVC entrance door. A spacious entrance hallway with radiator and laminate flooring.

Lounge/Dining Area

5.84m x 3.42m (19' 2" x 11' 3") Bright, front aspect, reception room with two radiators and feature gas fire set in contemporary surround with complementary hearth and back plate. Ample space for living furniture and space for small dining table and chairs. Laminate flooring.

Kitchen

3.11m x 3.30m (10' 2" x 10' 10") Side aspect kitchen fitted with a range of modern, matching wall and base units with contrasting work surfacing, tiled splash backs and 1.5-bowl sink/drain unit with mixer tap. Built in electric oven and gas hob with extractor over, and space/plumbing for washing machine. Wood effect flooring and double patio doors providing access into the sunroom.

Sunroom

2.66m x 2.89m (8' 9" x 9' 6") A fabulous additional living space with attractive outlook. Of dwarf wall construction with polycarbonate pitched roof, double glazed windows to three elevations, laminate flooring and uPVC door providing access to the rear garden.

Principal Bedroom

4.16m x 2.77m (13' 8" x 9' 1") Large, rear aspect, double bedroom with built in wardrobes and over bed storage, radiator and laminate flooring.

Shower Room

2.12m x 1.69m (6' 11" x 5' 7") Side aspect, modern shower room with large, walk-in shower cubicle fitted with PVC wall panelling and mains plumbed rainfall shower, radiator, laminate flooring and high gloss vanity units incorporating concealed cistern WC and wash hand basin.

Bedroom 2

2.64m x 2.00m (8' 8" x 6' 7") Front aspect bedroom with built in wardrobes to one wall, radiator and laminate flooring.

EXTERNALLY

Private Driveway

A driveway to the side of the bungalow provides off road parking for one/two cars and leads to:-

Detached Single Garage

With up and over door, power and light.

Gardens

The gardens complement the bungalow beautifully, wrapping around the property and well designed for ease of maintenance. The front garden is open plan with decorative stoned areas interspersed with shrubs and small paved spaces. The rear is enclosed with boundary fencing and incorporates further decorative stoned areas, raised flower and rockery beds and is well stocked with a variety of shrubs and flowers. This is a delightful outdoor space for entertaining, dining or relaxing.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA22 2RA, alternatively by using What3words///reckon.pump.solutions

