

Cumbrian Properties

Green Brae, Aikton, Wigton



Price Region £350,000

EPC-

Detached bungalow | Countryside views
2 reception rooms | 3 double bedrooms | Garden room
Garage & parking | Generous gardens

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2/ GREEN BRAE, AIKTON, WIGTON

This exceptional, three double bedroom, two reception room, detached bungalow is situated in an elevated position with stunning views across the countryside. Well-maintained inside and out the property is double glazed and oil central heated and briefly comprises entrance hall with fitted storage and access to a spacious fully boarded loft, 23' lounge with log burning stove and countryside views, modern kitchen with access to the rear garden and leading into the dining room which has French doors that open into the garden room. All three bedrooms are double with an en-suite cloakroom to the master, and a spacious four piece family bathroom. Externally, there is an abundance of space. The garden room, with fitted bar, wood burner and sliding glass doors provides an excellent space for entertaining whatever the weather. The rear garden incorporates a sandstone patio and lawn leading to a further lawned side garden with raised flower beds, all with gated access making it secure enough for children or pets. The front garden is simply stunning with a sandstone patio seating area with views over the countryside providing a perfect space to relax and watch the sunset. There is also driveway parking for three to four vehicles leading up to a single garage with electric door and power supply. Green Brae not only caters for those looking for single storey living but also makes a superb family home being within catchment for popular village primary and secondary schools and just a ten minute drive to Carlisle or Wigton.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to dining lounge, kitchen, bedrooms and bathroom. Airing cupboard, radiator, wood effect flooring, coving to the ceiling and access to a fully boarded loft with Velux window.



ENTRANCE HALL

DINING LOUNGE (23' max x 15'7 max) Log burning stove on a tiled hearth, four double glazed windows to the front with stunning countryside views, two radiators, wood effect flooring, coving to the ceiling and glazed doors to the dining room.



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DINING LOUNGE

KITCHEN (16' x 8'5) Fitted kitchen incorporating an electric oven and grill, four ring hob with extractor hood above, integrated dishwasher, plumbing for washing machine, oil boiler, radiator, tiled splashbacks, coving to the ceiling, double glazed window to the rear, UPVC door to the garden and glazed door to the dining room.



KITCHEN

DINING ROOM (11'8 x 10'7) Double glazed French doors to the garden room, radiator, wood effect flooring and coving to the ceiling.



DINING ROOM

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BEDROOM 1 (14'8 x 10'5) Double glazed window to the front, radiator, coving to the ceiling and door to en-suite cloakroom.



BEDROOM 1

EN-SUITE CLOAKROOM Two piece suite comprising vanity unit wash hand basin and WC with concealed cistern. Part tiled walls and coving to the ceiling.



CLOAKROOM

BEDROOM 2 (11'4 x 9'4) Double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 2

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BEDROOM 3 (10'5 x 9'5) Double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 3

BATHROOM (10' x 8'5) Four piece suite comprising shower cubicle, panelled bath, vanity unit wash hand basin and WC. Two frosted glazed windows, heated towel rail, part tiled walls, tiled flooring and coving to the ceiling.



BATHROOM

GARDEN ROOM (14'6 x 13'6) Sliding glazed doors, wood burner, door to the garage and gates providing pedestrian access to the front of the property and rear storage area.



GARDEN ROOM

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GARDEN ROOM



OUTSIDE To the front of the property is a generous lawned garden with sandstone patio seating area enjoying stunning views across the countryside, raised beds, driveway parking for three/four vehicles and a single garage with electric door and power supply. The rear garden has a sandstone patio area with log store, lawn, outside tap and gate providing access to the side of the property where there is a further lawned garden with raised beds and the oil tank.



FRONT GARDEN



DRIVEWAY



SIDE GARDEN

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REAR GARDEN



REAR GARDEN



VIEW

TENURE We are informed the tenure is Freehold.

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.

EPC GRAPH TO FOLLOW