



**Hayward
Tod**

3 bedroom Detached Bungalow | 23 The Hawthorns | Wigton | CA7 9LE
Guide Price £279,000





An attractive three-bedroom detached bungalow, beautifully positioned in a quiet cul-de-sac on the southern fringe of town, bordering open countryside. The property offers a peaceful setting while remaining conveniently located, with excellent access to the A595, providing easy connections to Carlisle and the Lake District.

ACCOMMODATION SUMMARY

Hall | Spacious sitting room | Breakfast kitchen | Rear double bedroom one with ensuite shower room | Rear double bedroom two with access to conservatory | Front single bedroom three | Bathroom | Single garage | Parking | Enclosed private rear garden and patio | All mains services | Gas central heating | Council Tax Band - D | EPC rating - C | Freehold

APPROXIMATE MILEAGES

Town centre 0.8 | Wigton Station 1.2 | A595 1.2 | Central Carlisle - West Coast Main Line Station 12 | Allonby Beach 12.8 | Cockermouth 15.2 | Lake District National Park - Bassenthwaite Lake 14, Keswick 20 | Penrith West Coast Main Line Station 21.5 | Newcastle International Airport 67

WHY WIGTON?

Nestled on the edge of the stunning Cumbrian countryside, Wigton is a thriving market town offering the perfect balance of rural charm and everyday convenience. The town boasts a wide range of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with highly regarded primary and secondary schools, making it an ideal choice for families, professionals and retirees alike.

Excellent transport links, including the A595 and a railway station with connections to Carlisle and West Cumbria, make commuting straightforward, while the breathtaking landscapes of the Lake District National Park, the Solway Coast and the Northern Fells are all within easy reach, providing endless opportunities for walking, cycling and outdoor pursuits. With a welcoming community, regular markets and local events, Wigton offers an enviable lifestyle where modern amenities and beautiful surroundings



combine to create a wonderful place to call home.

DESCRIPTION

An appealing modern detached bungalow in a quiet close benefiting from manageable gardens which are private at the rear. The property has been well maintained and has a new gas central heating boiler installed earlier this year. The property has a spacious double width sitting room with space for dining and two windows including a bay provide good natural light. The fitted breakfast kitchen has an external door. In the hall there is access to a fully bordered loft via a retractable ladder. The main bedroom at the rear has an ensuite shower room and fitted wardrobes while the second double provides access to the conservatory.



Ground Floor

Approx. 106.4 sq. metres (1145.7 sq. feet)



Total area: approx. 106.4 sq. metres (1145.7 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.