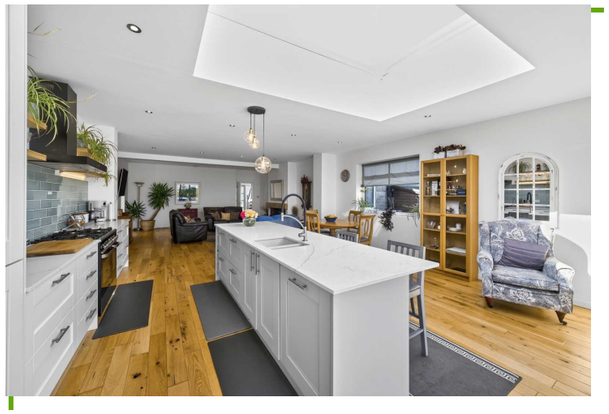
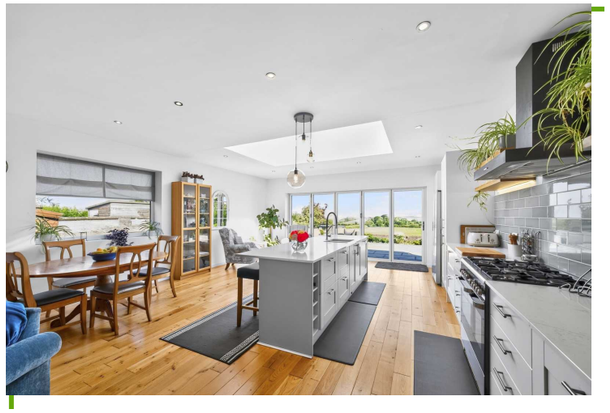


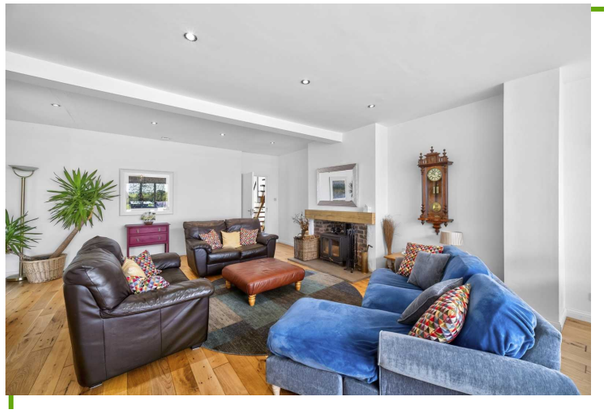














Whinbarrow Lane, Aspatria,
Wigton, CA7

Asking Price: £395,000

Tenure: Freehold

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The Property Ombudsman

Whinbarrow Lane, Aspatria, Wigton, CA7

Asking Price: £395,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: D
Local Authority: Cumberland Council, Allerdale

Other important information which you will need to know about this property can be found at your-move.co.uk

NO ONWARD CHAIN. Immaculate four bedroom detached bungalow. Stunning views and sunsets. Located on the popular Whinbarrow Lane on the edge of the town of Aspatria this property will not be on the market for long. Boasting a large kitchen/dining/living extension this modern bungalow which also sits within a generous plot is well worthy of a viewing.

Entrance Porch
Handy front porch, welcoming you to this substantial, recently refurbished family home.

Entrance Hall
With steps up to the attic room and leading through into the living area.

Open Plan Living/Dining/Kitchen
18'11" x 12.01 (5.77m x 12.01)
This recently renovated stunning open plan area has a real wow factor. There is a good size living area with woodburning stove, plenty of room for the whole family to sit around the fire on a winters evening.
The kitchen/dining extension is the perfect space to entertain friends and family with bi fold doors leading out onto the patio area. The kitchen has a range of modern units, large island, gas stove with electric oven and integrated dishwasher, the room is flooded with natural light through the lantern skylight.

Inner Corridor
Leading from the kitchen is the inner corridor which is presently being used as a pantry with plenty of storage, this leads to both the garage and the utility room.

Utility Room
5'9" x 9'1" (1.75m x 2.77m)
Utility room with plumbing for washing machine, additional storage and access to the rear of the property.

Bedroom 1
13'8" x 13'10" (4.17m x 4.22m)
Double bedroom located to the front of the property having views of the Fells in the distance, with lovely bay window and ensuite shower room.

Ensuite Shower Room
2'11" x 6'7" (0.9m x 2m)
Newly fitted ensuite with shower, w/c and wash hand basin.

Bedroom 2
12'8" x 13'5" (3.86m x 4.1m)
Also located to the front of the property and benefitting from views over Skiddaw and the Lakeland Fells in the distance this double bedroom also has a bay window.

Bedroom 3
7'7" x 13'9" (2.3m x 4.2m)
Double bedroom also to the ground floor.

Bedroom 4
8'8" x 9'6" (2.64m x 2.9m)
Forth double bedroom.

Bathroom
6'9" x 9'3" (2.06m x 2.82m)
Family bathroom with bath, shower over, w/c and wash hand basin.

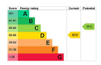
Attic Room
16'8" x 21' (5.08m x 6.4m)
Accessed via steps from the hallway this fantastic room is ideal as a games room/hobby room, the window to the rear has stunning views over Criffel and the Solway Coast in the distance.

Garage
9' x 22'10" (2.74m x 6.96m)
Good size garage with workshop area at the rear and houses the boiler.

Outside
Outside to the front of the property is a drive with parking for four cars, front garden with lawn and established plants and shrubs. To the rear is a generous garden with large patio area, an ideal space to sit and take in the view and fantastic sunsets. There is a vegetable plot, large lawn, established plants and shrubs and your outlook is open countryside.

Agents Notes
The property is double glazed and has gas heating.
Whinbarrow Lane is a private road and all residents club together to do repairs if needed.

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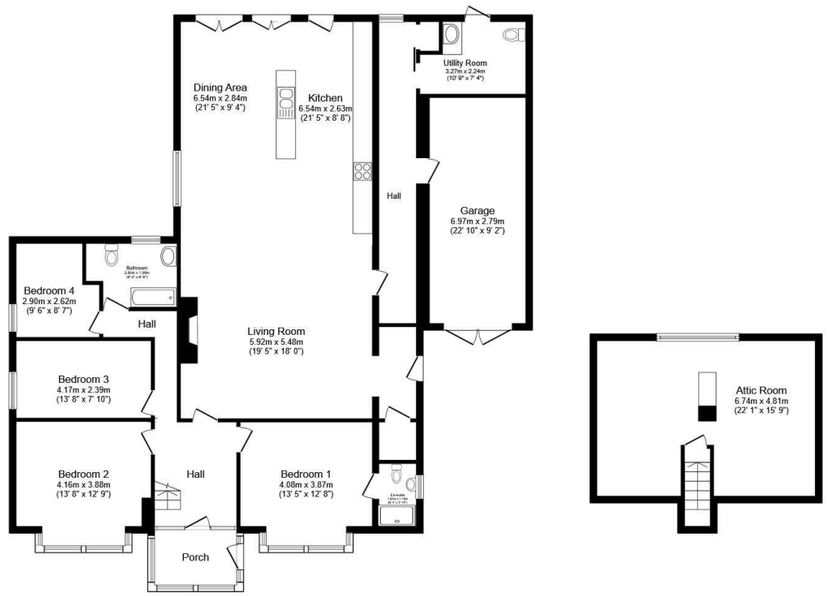


For full EPC please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Total floor area 225.1 sq.m. (2,423 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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