

**DESIRABLE 3 BEDROOMED 2 BATHROOMED
DETACHED SPLIT LEVEL DORMER BUNGALOW**

ON THE VERY EDGE OF THE NATIONAL PARK
WITH BEAUTIFUL RURAL VIEWS FROM THIS EVER POPULAR VILLAGE

7 MILES WIGTON, 5 MILES BASSENTHWAITE, 12 MILES KESWICK

9 SUNCROFT, IREBY, WIGTON CA7 1ES



PRICE REGION £265,000

IMAGINATIVE LAYOUT WITHIN A QUIET RESIDENTIAL CLOSE

RECEPTION HALLWAY WITH FEATURE BALUSTRADED STAIRCASE:
LIVING ROOM: DINING ROOM WITH PATIO DOORS: FITTED KITCHEN:
DOUBLE BEDROOM AND BATHROOM DOWNSTAIRS:
MASTER BEDROOM (EN-SUITE SHOWER ROOM)
AND SINGLE BEDROOM UPSTAIRS
GARDEN FRONT AND REAR. GARAGE.
OIL CENTRAL HEATING & DOUBLE GLAZING

CHARACTERFUL, WELL PRESENTED AND EASILY MAINTAINED

Directions

Ireby is signed off the A595 3 Miles from Wigton or 4 Miles from Wigton at Mealsgate: it can also be reached off the A591 Keswick road from Castle Inn. Suncroft, private residential cul-de-sac is just North of the Village Square.

General Description

Built circa 2000 this interestingly individual home benefits from lovely North Lakes Views



and it provides:-

GROUND FLOOR

Reception Hallway with balustraded staircase which leads to both the upper Landing and down to the Dining Room.

Landing Boiler cupboard with oil combi boiler providing hot water and central heating. Telephone point.

Breakfast Kitchen



19' x 8'7". Excellent range of fitted floor and wall mounted units with good work surfaces.

Integrated fridge; washing machine, dishwasher, electric oven, ceramic hob/extractor. **Dining corner** with the view. Door to enclosed side passage and Garage

Downstairs 3 piece Bathroom in white

Downstairs Bedroom

12' x 8'6"



LOWER GROUND FLOOR

Dining Room

9'10" x 9'10". Patio doors with beautiful outlook.



IMPORTANT NOTICE

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Living Room

16'2" x 12'.



Open period style fireplace and double aspects.
TV point.

UPPER FLOOR

Balustraded Landing

Master Bedroom

13' x 12'. TV and telephone points



Attractive En-Suite Shower Room



Fully tiled white suite of corner shower with
thermostatic control, pedestal wash hand basin,
and W.C.

Bedroom

9'9" x 9'8". Velux roof light

OUTSIDE

Enclosed side passage to **Attached Garage** 18'6"
x 8'7". Power, light and water. Front paviour
parking in front of the Garage. Attractive front
rockery beds. Lawned rear garden



SERVICES

Mains metered water, electricity and drainage.
Oil fired central heating. Wooden framed double
glazing

COUNCIL TAX

Band 'E'

VIEWING

Strictly by appointment through the Agents,
Hopes of Wigton 016973 43641

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