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AUCTIONEERS · SURVEYORS · VALUERS · ESTATE AGENTS

HOPES
of Wigton
ESTATE AGENTS



A VERY DESIRABLE DETACHED MODERN FAMILY HOUSE WITH EXTREMELY SPACIOUS 5 BEDROOMED ACCOMMODATION AND AN ATTRACTIVE VILLAGE LOCATION 2 MILES NORTH OF WIGTON WITH EXTENSIVE ELEVATED VIEWS OVER TO THE FELS

CAMDEN, OULTON, WIGTON CA7 ONN



PRICE REGION £335,000

LARGE RECEPTION HALLWAY, STAIRS AND LANDINGS; 29' LOUNGE DINER; 21' FITTED BREAKFAST KITCHEN; 14' SUN LOUNGE; STUDY; CLOAKROOM; UTILITY ROOM; FITTED MASTER BEDROOM WITH EN-SUITE SHOWER ROOM; 4 OTHER BEDROOMS (ONE ON THE 3RD FLOOR); FAMILY BATHROOM. GROUNDS WITH PARKING FOR SEVERAL VEHICLES/CARAVAN ETC

OIL CENTRAL HEATING & UPVC DOUBLE GLAZING

Registered in England No: 52362 Registered Office: 93 High Street, Wigton, CA7 9PG
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Directors: DA Harrison (Chairman); JT Brockbank; JJ Dixon; RE Jackson,
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Lewis West (B.Sc. Hons)
Estate Agency Manager
I M Graham
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ALSO AT 8 STATION ROAD, SILLOTH CA7 4AE - 016973 32018

Directions

From the A595 Wigton by-pass take the road signed to Kirkbride – go to the far end of Oulton village and turn down left past the phone box – Camden is the second modern house on the left.

General Description

This substantial property was privately designed and built and is therefore very individual and impressive providing:-

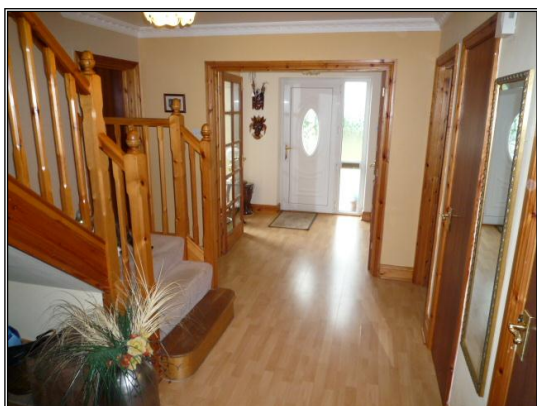
GROUND FLOOR

Entrance Vestibule

8'2" x 5'6" with glazed double opening doors to

Reception Hallway

13'6" x 9'6" with balustraded staircase, built in Cloaks Cupboard and laminate flooring



Cloakroom

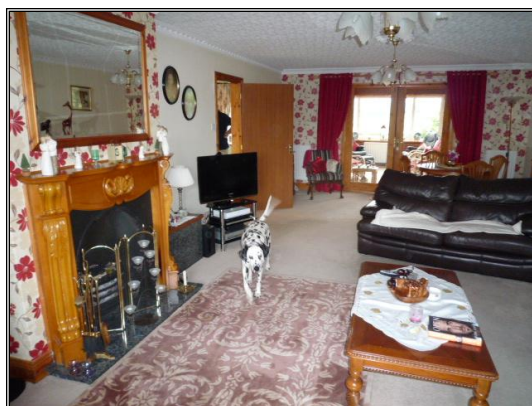
With W.C. and wash hand basin

Study

11'3" x 11'1"

Through Lounge/Dining Room

29' x 14'11". Attractive period style open fireplace.



Sun Lounge

14'5" x 12'.



IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to these properties. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

Fitted Breakfast Kitchen



21' x 11'5" with an extensive range of floor and wall mounted units incorporating work surfaces with tiled surrounds and **Breakfast Bar**. Integrated fridge and appliances. Cooker point.

Utility Room

12'3" x 7'9". Plumbed for washing machine, fitted cupboard and back door.

FIRST FLOOR



Spacious Display landing 24' x 9'6" incorporating balustraded staircases continuing to the second floor, built in double airing cupboard.

Master Bedroom



15'3' x 11'6". With an extensive range of fitted furniture.

En-Suite Shower Room

With W.C. and wash hand basin.

Bedroom

15'7" x 14'7" with built in wardrobes.

Bedroom

15' x 10'2" with built in wardrobes.

Bedroom

11'4" x 11'1"

Family Bathroom

12'3" x 7'8" corner spa bath, separate shower, W.C. and wash hand basin.

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SECOND FLOOR

Landing with velux roof window.

5th Bedroom

15' x 14'5" with gable window.

OUTSIDE

Extensive paviour driveway and hardstanding with ample parking for several cars and for caravan/boat trailer etc paviour and decked rear patio areas; rear lawn all with an open rear aspect.



VIEW



SERVICES

Mains water, electricity, drainage, oil fired central heating, full uPVC double glazing.

TENURE

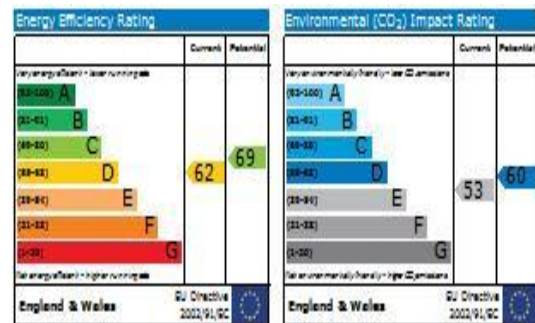
Freehold.

COUNCIL TAX

Band E

VIEWING

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



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