

# 14 The Muslins, Aspatria, Wigton, CA7 2HG

**Guide Price** £150,000

PFK

# 14 The Muslins

## The Property:

This delightful three bedroom, two reception room, semi-detached house offers an inviting layout perfect for modern family living. Step inside to a welcoming hallway leading to two generous reception rooms. The spacious living room features a charming fireplace and sliding doors that open to a bright conservatory, while the separate dining room enjoys a large window that floods the space with natural light. The modern kitchen boasts light wood cabinetry, sleek countertops, and convenient access to the garden, making everyday routines a breeze. Upstairs, each bedroom is bathed in natural light, with built-in wardrobes adding practicality. A contemporary bathroom with a walk-in shower ensures comfort for busy households.

The property stands out for its incredible outdoor spaces, including a well maintained front garden and a private driveway offering offroad parking for multiple vehicles. The expansive, enclosed rear garden is perfect for children to play or for hosting summer gatherings, with scenic countryside views providing a beautiful backdrop. The conservatory offers panoramic views and a tranquil spot for relaxation, while the patio area is ideal for alfresco dining. With its blend of classic character and modern convenience, early viewing is highly recommended as this home is sure to attract considerable interest.













# 14 The Muslins

## Location & Directions:

Plumbland is a delightful rural farming village with a good primary/junior school, an active village hall and church. Easy access to Cockermouth, the west coast, the city of Carlisle and only a short drive to the Lake District National Park.

**Directions**

The property can be found under postcode CA7 2HG

- **3 bed, 2 reception semi detached**
- **Expansive private garden & ample parking**
- **Space for extension (STPP)**
- **Popular rural village**
- **No onward chain**
- **EPC rating TBC**
- **Tenure: Freehold**
- **Council Tax: Band A**

## ACCOMMODATION

**Hallway**
14' 6" x 6' 2" (4.42m x 1.88m)
Accessed via UPVC front door, stairs to first floor landing, side aspect window.

**Dining Room**
12' 2" x 10' 0" (3.70m x 3.04m)
Front aspect room with decorative coving and space for a 6-8 person dining table.

**Living Room**
13' 9" x 12' 0" (4.20m x 3.67m)
Light and airy rear aspect room with sliding doors to the sunroom, points for TV and telephone. Electric fire in tiled hearth and surround.

**Sunroom**
9' 1" x 8' 9" (2.76m x 2.66m)
Trip[le aspect room with double glazed door leading to garden. TIled flooring, wall mounted light.

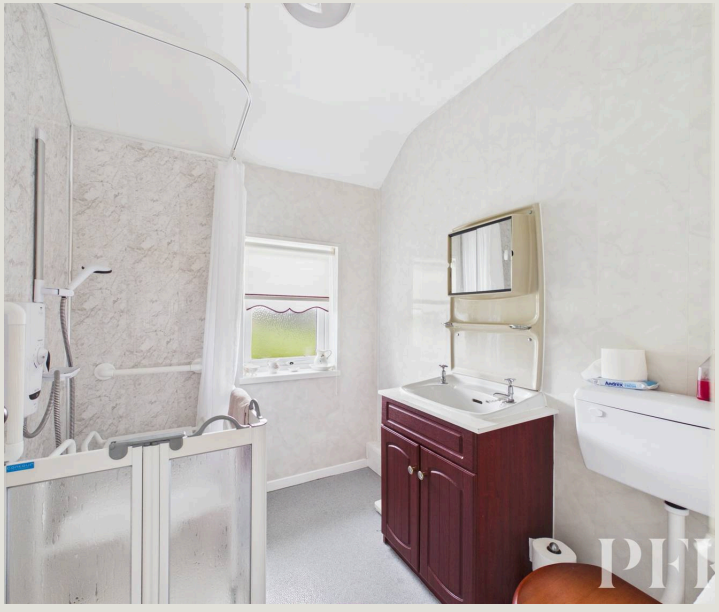
**Kitchen**
9' 1" x 6' 2" (2.76m x 1.88m)
Fitted with a range of base and wall units in a light wood effect shaker style, with complementary granite effect countertop and tiled splashback. Points for electric cooker, undercounter fridge freezer and washing machine, stainless steel sink with drainage board and mixer tap, UPVC door leading to garden.

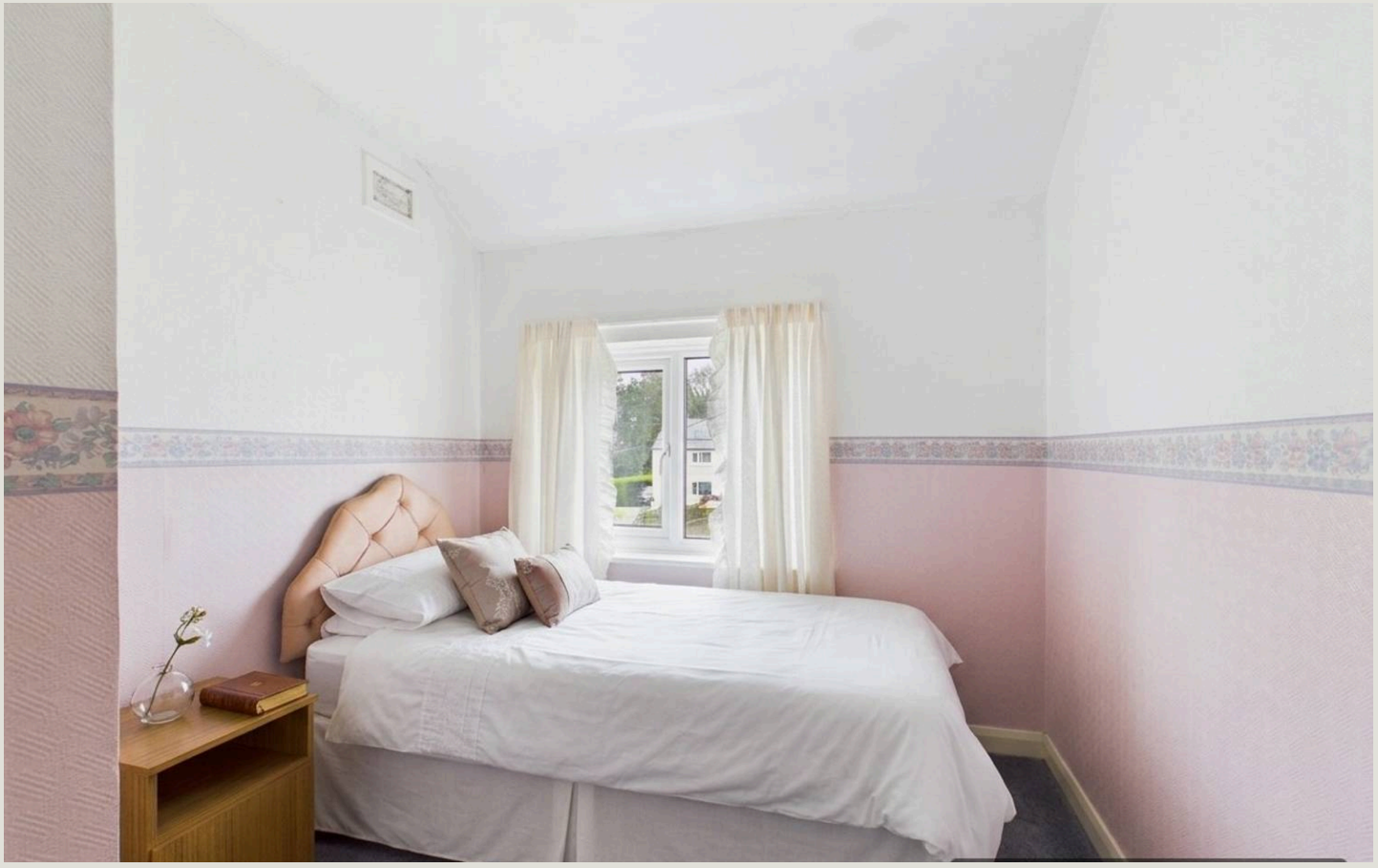
**FIRST FLOOR LANDING**
7' 10" x 3' 1" (2.38m x 0.95m)
Side aspect window, loft access via hatch.

**Bedroom 1**
13' 3" x 10' 8" (4.05m x 3.25m)
Rear aspect double bedroom with built in wardrobes.













**Bedroom 2**
12' 0" x 10' 7" (3.66m x 3.23m)
Front aspect double bedroom with built in wardrobes.

**Bedroom 3**
8' 7" x 7' 9" (2.61m x 2.36m)
Front aspect single bedroom with built in storage cupboard.

**Bathroom**
6' 10" x 6' 2" (2.09m x 1.87m)
Rear aspect wet room style bathroom, with electric shower, WC, wash hand basin with storage cupboard, and heated towel rail.

EXTERNALLY

**Front Garden**

Large lawned front garden

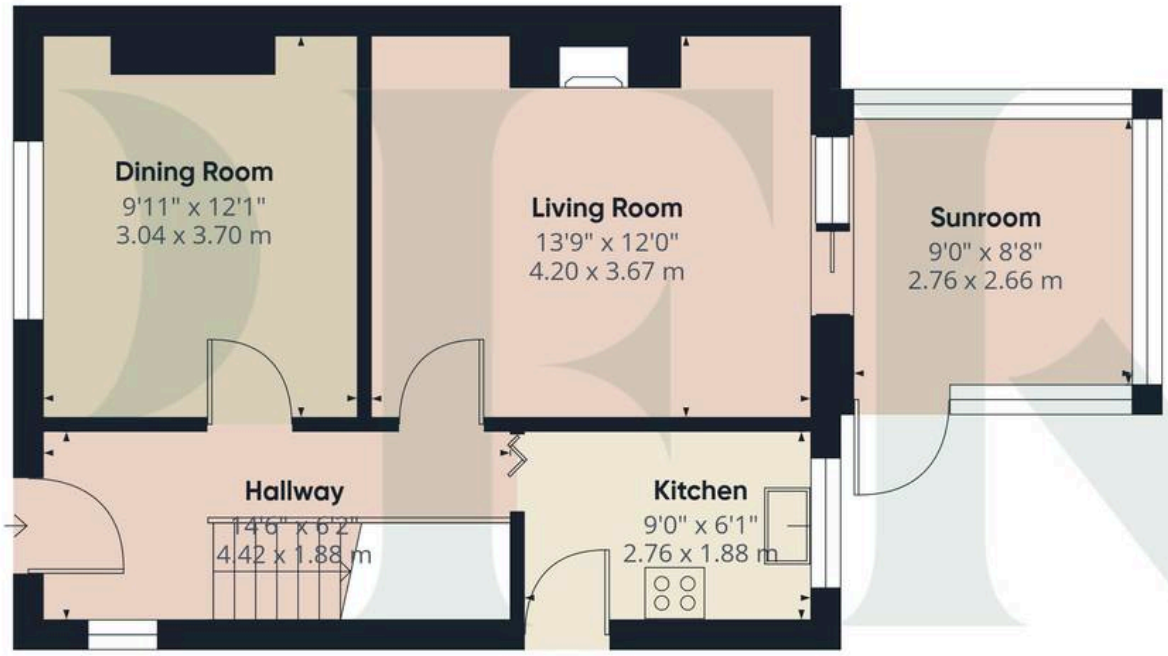
**Rear Garden**

Large lawned rear garden with three storage outbuildings.

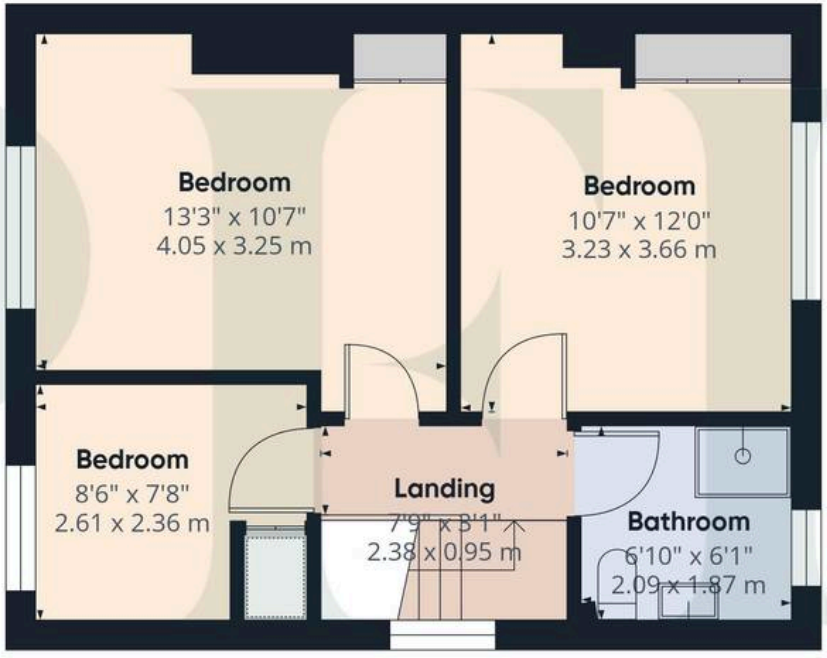
**Driveway**

4 Parking Spaces

Driveway parking for four cars.




Floor 0







Floor 1

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**Approximate total area**(1)

895 ft²

83.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ADDITIONAL INFORMATION

**Services**
Mains electricity, water and drainage, wall mounted electric heaters and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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