



Evans Close, Brampton PE28 4UH

OIEO £375,000



- Beautifully Re-Furbished Semi Detached Bungalow
- Thoughtfully Extended And Re-Configured Accommodation
- Re-Fitted Kitchen With Granite Work Surfaces And Quality Integrated Appliances
- En Suite To Principal Bedroom And Re-Fitted Shower Room
- New UPVC Windows And Doors Throughout
- Landscaped Gardens And Two Car Driveway
- Quite Cul De Sac Location
- Desirable And Popular Village Location
- No Forward Chain And Immediate Vacant Possession

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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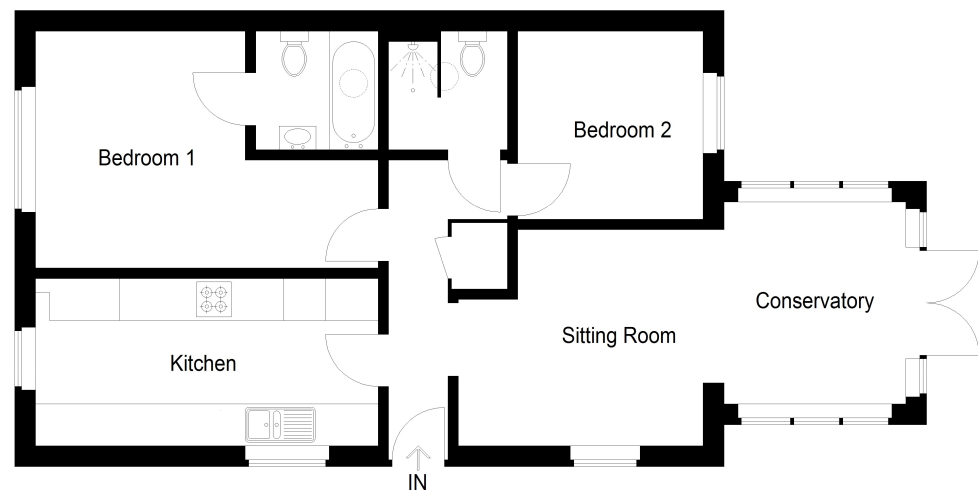
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Approximate Gross Internal Area = 65.7 sq m / 707 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1247195)
Housepix Ltd

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Integral Storm Canopy Over

Glazed composite panel door to

Reception Hall

14' 3" x 5' 11" (4.34m x 1.80m)

Quality LVT flooring, shelved storage cupboard with double panel radiator, access to part boarded loft space, recessed lighting.

Kitchen

16' 5" x 7' 10" (5.00m x 2.39m)

A light double aspect space with UPVC windows to front and side aspects, a beautifully re-fitted Kitchen with a quality range of Shaker style cabinets finished in neutral tones with complementing granite work surfaces with up-stands, inset one and a half bowl sink unit with directional mixer tap, drawer units, pan drawers, coats hanging area, built-in pull out airer, appliance spaces, shelved larder unit, integral dual NEFF electric pyrolytic ovens, concealed fuse box and master switch, Fisher and Paykel integrated automatic dishwasher with drawers, integrated automatic washing machine, integrated fridge freezer, recessed lighting and quality LVT flooring..

Principal Bedroom

16' 3" x 11' 2" (4.95m x 3.40m)

UPVC picture window to front aspect, double panel radiator, inner door to

En Suite Bathroom

Re-fitted in a range of quality white sanitaryware comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, back-lit vanity mirror, panel bath with folding shower screen with independent multi head shower unit fitted over, heated towel rail, extensive ceramic tiling, light tube, extractor, antique brass detailing, tiled flooring.

Family Shower Room

5' 8" x 4' 11" (1.73m x 1.50m)

Re-fitted in a range of quality white sanitaryware comprising low level WC, vanity wash hand basin with cabinet storage and mixer tap, oversized screened shower enclosure with independent multi head shower fitted over, chrome heated towel rail, light tube, tiled flooring.

Bedroom 2

8' 9" x 8' 8" (2.67m x 2.64m)

UPVC window to rear aspect, double panel radiator, quality LVT flooring.

Sitting Room

20' 8" x 10' 9" (6.30m x 3.28m)

A light open plan, contemporary double aspect space with UPVC window to side and French doors to garden terrace to the rear, double panel radiator, quality LVT flooring, TV point, telephone point, vertical contemporary radiator, solar controlled roof glass.

Outside

The bungalow occupies a quiet end of cul de sac position with a pleasantly arranged front garden with shaped lawn edged in ornamental and specimen evergreen hedging. There is extensive driveway giving provision for two large vehicles. The rear gardens are well planned and nicely arranged with a porcelain tiled terrace, shaped lawns, heavily stocked flower and shrub borders, timber sleeper constructed planters and brand new garden shed. The garden is enclosed by a combination of panel fencing offering a good degree of privacy.

Agents Note

The vendor informs us that there are new electrics, a new central heating boiler and new insulation.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - C



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