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## 1 West End, Brampton PE28 4SD

Guide Price £625,000

- Detached Character Property
- Four Bedrooms
- Separate One Bedroom Annexe
- No Forward Chain
- Flexible Accommodation
- Gardens And Drive Way
- Sought After Village Location

### UPVC Double Glazed Door To

#### Reception Hall

Stairs to first floor, exposed beam work, exposed brick work, laminate flooring.

#### Family Room

21' 0" x 11' 6" (6.40m x 3.51m)

A double aspect room with double glazed windows to front and side aspect, radiator, central feature fire place with timber surround and tiled hearth, exposed beam work.

#### Lounge

25' 11" x 13' 10" (7.90m x 4.22m)

A double aspect room with double glazed window to front and French doors to court yard, radiator.

#### Kitchen/Breakfast Room

21' 0" x 10' 3" (6.40m x 3.12m)

Two windows to side aspect, fitted in a range of base, drawer and wall mounted units with complementary stone work surfaces, space for range style cooker with cooker hood over, double Butler style sink unit with mixer tap, pantry, walk in storage cupboard, two radiators, door to

#### Utility Room

10' 10" x 10' 6" (3.30m x 3.20m)

Window to side aspect, fitted with base cupboards, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, door to **Annexe**.

#### First Floor Landing

Double glazed window to side aspect, access to loft space.

#### Master Bedroom

15' 9" x 11' 1" (4.80m x 3.38m)

A double aspect room with double glazed windows to either side, radiator.

#### En Suite Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, corner bath, complementing tiling, storage cupboards, radiator.

#### Bedroom 2

13' 5" x 11' 2" (4.09m x 3.40m)

Double glazed window to side aspect, built in wardrobes and cupboards, radiator, exposed floor boards.

#### Bedroom 3

11' 0" x 9' 10" (3.35m x 3.00m)

Double glazed window to side aspect, radiator.

#### Bedroom 4

12' 4" x 8' 0" (3.76m x 2.44m)

Double glazed window to side aspect, radiator, exposed floor boards.

#### Family Bathroom

Double glazed window to side aspect, fitted in a four piece suite comprising low level WC, wash hand basin, panel bath, shower cubicle with independent shower over, complementing tiling, radiator, exposed floor boards.

#### ANNEXE

UPVC door to

#### Entrance Porch

Door to

#### Sitting Room

21' 0" x 12' 4" (6.40m x 3.76m)

A double aspect room with windows to front and side aspects, two radiators, wall mounted electric heater, coving to ceiling, door to **Utility Room**, opening to

#### Kitchen

6' 7" x 5' 10" (2.01m x 1.78m)

Fitted in a range of base, drawer and wall mounted units with complementing work surfaces, electric hob with cooker hood over, sink and drainer.

#### Bedroom

13' 1" x 9' 3" (3.99m x 2.82m)

Window to side aspect, radiator, built in wardrobes.

#### Shower Room

Fitted in a three piece white suite comprising low level WC, wash hand basin, shower cubicle with independent shower over, complementing tiling, radiator.

#### Outside

The main garden is to the side of the property and laid to lawn with mature trees and shrubs, garden shed and two drive ways providing off road parking for a number of vehicles. To the rear of the property is a paved court yard with outside tap and enclosed by brick walling.

#### Tenure

Freehold

Council Tax Band - E

Annexe Council Tax Band - A