



Woolley Close, Brampton PE28 4RX

Guide Price £300,000



- Well Presented Family Home
- Three Bedrooms
- Generous Kitchen/Dining Room
- Beautiful Private Garden
- Ample Parking Provision
- Desirable Village Location
- No Chain And Immediate Vacant Possession

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UPVC Double Glazed Front Door To

Entrance Hall

23' 5" x 6' 2" (7.14m x 1.88m)

Stairs to first floor, double panel radiator, coving to ceiling, understairs storage cupboard with lighting and shelving, door to garden aspect, engineered Oak flooring.

Sitting Room

13' 11" x 11' 9" (4.24m x 3.58m)

UPVC window to front aspect, double panel radiator, coving to ceiling, central natural stone fireplace with inset electric fire, TV point, telephone point.

Cloakroom

Re-fitted in a two piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono block mixer tap, full ceramic tiling, chrome heated towel rail, wall mounted display cabinet, engineered Oak flooring.

Kitchen/Breakfast Room

13' 5" x 11' 5" (4.09m x 3.48m)

UPVC window to rear aspect, fitted in a range of base and wall mounted units with complementing work surfaces and tiling, integral wine rack, drawer units, pan drawers, integral double electric Neff oven and gas hob with bridging unit and extractor fitted above, single drainer one and a half bowl sink unit with mixer tap, a selection of integrated appliances incorporating automatic dishwasher, washing machine, tumble dryer and fridge freezer, recessed lighting, coving to ceiling, composite floor covering.

First Floor Galleried Landing

Access to insulated loft space, coving to ceiling, shelved storage cupboard, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

12' 11" x 11' 10" (3.94m x 3.61m)

UPVC window to front aspect, double panel radiator, TV point, coving to ceiling.

Bedroom 2

11' 5" x 10' 4" (3.48m x 3.15m)

UPVC window to rear aspect, double panel radiator, cupboard storage, coving to ceiling.

Bedroom 3

8' 10" x 8' 6" (2.69m x 2.59m)

UPVC window to front aspect, double panel radiator, coving to ceiling, over stairs storage cupboard with shelving.

Family Shower Room

6' 6" x 5' 7" (1.98m x 1.70m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, cabinet storage and drawer units, over lit vanity mirror with cabinet storage, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, ceramic tiled flooring, full ceramic tiling, recessed lighting, coving to ceiling.

Outside

To the front is an extensive brick paved driveway giving provision for three or more vehicles. The rear garden measures approximately 65' 7" x 23' 0" (19.99m x 7.01m) with an extensive paved terrace, outside lighting, power and tap, brick constructed planters, stocked with large varieties of shrubs, flower borders, rose beds, neatly tended selection of ornamental trees, a further paved area to the rear boundary with gated access leading to the rear, a pleasant summer house and the garden is enclosed by a combination of panel fencing, private and offers a good degree of privacy.

Tenure

Freehold

Council Tax Band - B