

# Cumbrian Properties

## Dandy Line Cottage, Brampton



Price Region **£415,000**

**EPC-C**

Extended detached property | Immaculately presented throughout  
2 receptions | 4 bedrooms | 2 bathrooms including master en-suite  
Wraparound lawned gardens with patio | Detached garage & drive

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## 2/ DANDY LINE COTTAGE, 1 EDMONDSON CLOSE, BRAMPTON

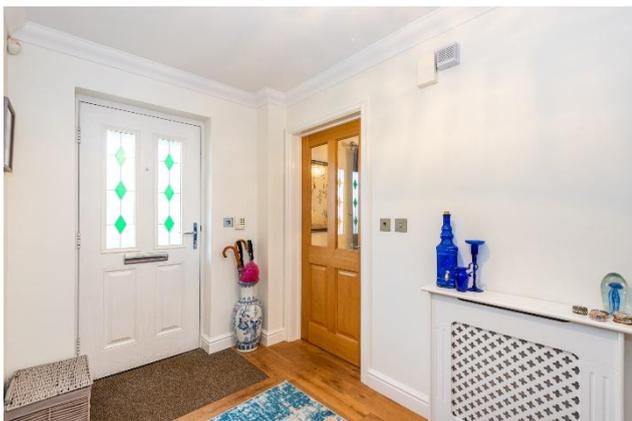
This extended and immaculately presented four-bedroom detached property offers spacious and versatile living throughout. The property briefly comprises an inviting entrance hall, cloakroom, dining room, lounge featuring a wood-burning stove, a modern dining kitchen with integrated appliances, and a separate utility room. To the first floor are four bedrooms, fitted wardrobes and an en-suite shower room to the master, alongside a four-piece family bathroom. Externally, the property has wraparound lawned gardens with a patio seating area, external power supply, metal shed, and gated access to the side, block paved driveway and detached garage.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL (15' x 8'5)** Radiator, staircase to the first floor, understairs storage cupboard, wooden flooring and coving to the ceiling. Doors to cloakroom, dining kitchen and dining room.

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Tiled splashbacks, radiator and tile effect laminate flooring.



ENTRANCE HALL & CLOAKROOM

**DINING ROOM (22' x 12')** UPVC double glazed bay window to the front, radiator, fireplace, coving to the ceiling and wooden flooring. Door to the lounge.



DINING ROOM

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**LOUNGE (17' x 16')** UPVC double glazed windows to the side, Velux windows to the rear, UPVC double glazed French doors to the front, radiator and wood burning stove.



LOUNGE

**DINING KITCHEN (23' x 14')** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, eye-level double oven, four ring gas hob with aluminium splashback and extractor hood above, integrated fridge and freezer, integrated dishwasher. UPVC double glazed bay window to the front, UPVC double glazed windows to the rear, three radiators, double glazed frosted composite door to the rear and door to the utility room.



DINING KITCHEN

**UTILITY ROOM (5'5 x 5')** Fitted worksurface, plumbing for washing machine, radiator and Worcester boiler.

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**FIRST FLOOR**

**LANDING** Radiator, loft access, doors to bedrooms and family bathroom.

**MASTER BEDROOM (11' x 10')** UPVC double glazed window to the rear, fitted wardrobes, radiator and door to the en-suite shower room.

**EN-SUITE SHOWER ROOM (8'5 x 5'5)** Three piece suite comprising WC, wash hand basin and walk-in shower. Tiled splashbacks, heated towel rail and UPVC double glazed frosted window to the rear.



MASTER BEDROOM & EN-SUITE

**BEDROOM 2 (11' x 11')** UPVC double glazed window to the front, radiator and fitted wardrobe, drawers and dressing table.



BEDROOM 2

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**BEDROOM 3 (13' x 10')** UPVC double glazed window to the side and radiator.



BEDROOM 3

**BEDROOM 4 (11' x 8'5)** UPVC double glazed window to the front, radiator and built-in storage cupboard housing the hot water tank.



BEDROOM 4

**FAMILY BATHROOM (7' x 6')** Four piece suite comprising toilet, sink with tiled splashback and mixer tap, panelled bath with mixer tap, heated towel rail and walk in shower. Frosted double glazed UPVC window to the front.



BATHROOM

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**OUTSIDE** To the front of the property is a low maintenance gated lawned garden with floral, hedge and gravelled borders. Well-maintained mature garden incorporating a side patio, lawned rear garden, gravelled borders, elevated flower beds, a variety of shrubs and bushes, metal garden shed, external power and gated access to the side with outside tap and block paved driveway leading to the detached garage.



GARDEN & PARKING

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band E.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

