

Cumbrian Properties

4 Showfield, Brampton



Price Region £300,000

EPC-

Detached property | Popular area of Brampton
21' dining lounge | 4 bedrooms | Conservatory
Gardens, garage & drive | No onward chain

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This detached, four bedroom property briefly comprises entrance porch, entrance hall, cloakroom, dining lounge with patio doors to the conservatory, and spacious fitted kitchen. To the first floor there are four bedrooms and bathroom. Lawned front garden with drive leading to the garage and spacious rear garden with block paving and lawn. Sold with the benefit of no onward chain. The historic market town of Brampton has a range of local amenities including public house, restaurants, cafes and shops. Both primary and secondary schools, easy access to the A69 and good public transport links. Gelt woods, Talkin Tarn and Brampton golf club are all nearby.

The accommodation with approximate measurements briefly comprises:

UPVC door into entrance porch.

ENTRANCE PORCH (7'9 x 5'8) Windows to the front and side, tile effect vinyl flooring and door into entrance hall.



ENTRANCE PORCH



ENTRANCE HALL

ENTRANCE HALL Radiator and staircase to the first floor. Doors to dining lounge, kitchen and cloakroom.

CLOAKROOM Two piece suite comprising low level WC and corner wash hand basin. Part tiled walls and double glazed frosted window to the front.

DINING LOUNGE (21' x 11'3) UPVC double glazed window to the front, two radiators, coving to the ceiling, fireplace housing a gas fire and sliding patio doors to the conservatory.



DINING LOUNGE

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CONSERVATORY (8'4 x 8') Tile effect vinyl flooring, double glazed windows and door to the garden.



CONSERVATORY

KITCHEN (16'9 x 9'4) Fitted kitchen incorporating a one and a half bowl stainless steel sink unit, freestanding electric cooker with extractor hood above, plumbing for washing machine and dishwasher. Radiator, UPVC double glazed windows to the rear and UPVC double glazed frosted door to the side.



KITCHEN

FIRST FLOOR

LANDING UPVC double glazed window to the side, radiator, built-in shelved cupboard housing the water tank, loft access, doors to bedrooms and bathroom.

BEDROOM 1 (16' x 9'9) UPVC double glazed windows to the front and radiator.



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BEDROOM 2 (13' x 11') UPVC double glazed window to the rear and radiator.



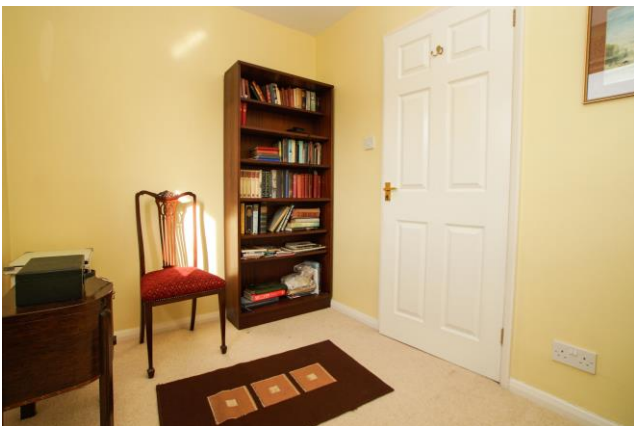
BEDROOM 2

BEDROOM 3 (12'3 x 8') UPVC double glazed window to the front and radiator.



BEDROOM 3

BEDROOM 4 (9' x 6'7) UPVC double glazed window to the rear and radiator.



BEDROOM 4

BATHROOM (8'7 x 6'7) Three piece suite comprising electric shower above panelled bath, pedestal wash hand basin and WC. Part tiled walls, UPVC double glazed frosted window and heated towel rail.

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BATHROOM

OUTSIDE Lawned front garden with floral borders and driveway providing parking in front of the garage. Enclosed rear garden incorporating lawn, block paving, floral borders and garden shed.

GARAGE (17'7 x 8'9) Up and over door, shelving, light, power and water supply.



EPC GRAPH TO FOLLOW

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.

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.