

Cumbrian Properties

25 Howgill Way, Brampton



Offers Over £325,000

EPC-B

Detached family home | Immaculately presented

1 reception room | 4 bedrooms | 2 bathrooms

Front & rear gardens | Driveway parking & garage

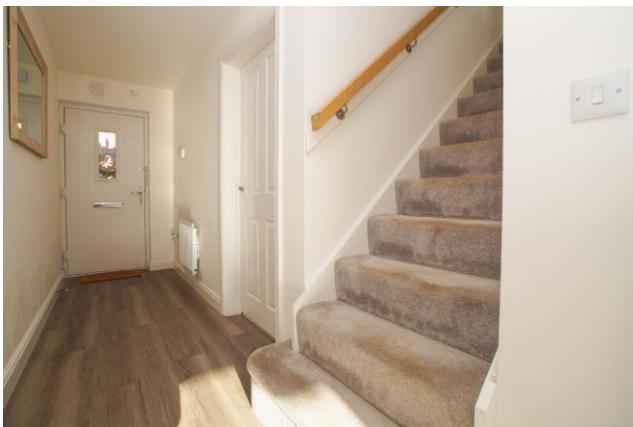
2/ 25 HOWGILL WAY, BRAMPTON

An immaculately presented, four bedroom, two bathroom, detached family home situated on this recent Story development in the market town of Brampton. The accommodation briefly comprises entrance hall, lounge, spacious modern dining kitchen with bi-fold doors to the rear garden, utility and cloakroom. To the first floor there are four bedrooms, master en-suite shower room and four piece family bathroom. Block paved driveway, lawned front garden and integral garage along with an enclosed rear garden incorporating a paved seating with steps leading down to a lawned area. Situated within walking distance of a variety of amenities including William Howard school, doctors, opticians, public houses and the town centre. Convenient for transport links to the M6 motorway and A69 Carlisle to Newcastle road.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Radiator, wood effect laminate flooring, staircase to the first floor and understairs storage cupboard. Doors to dining kitchen and lounge.



ENTRANCE HALL

LOUNGE (15'6 x 11'8) UPVC double glazed window to the front and radiator.



LOUNGE

DINING KITCHEN (25' x 13'3) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, integrated microwave, built-in electric oven and grill, four ring induction hob with glass splashback and extractor hood above, integrated dishwasher, integrated fridge and freezer. Wood effect laminate flooring, two radiators, UPVC double glazed window and UPVC double glazed bi-fold doors to the rear garden. Door to utility room.

3/ 25 HOWGILL WAY, BRAMPTON



DINING KITCHEN

UTILITY ROOM (10' x 4'7) Wood effect laminate flooring, sink unit with mixer tap, fitted cupboards and worksurface, plumbing for washing machine, radiator, UPVC double glazed frosted door to the side and door to cloakroom.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Tiled splashbacks, UPVC double glazed frosted window to the side and radiator.



UTILITY ROOM



CLOAKROOM

FIRST FLOOR

LANDING UPVC double glazed window to the side, radiator, loft access, doors to bedrooms and bathroom.

4/ 25 HOWGILL WAY, BRAMPTON

BEDROOM 1 (15'8 x 11'5) UPVC double glazed windows to the front, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (9'9 x 4') Three piece suite comprising walk-in shower unit with rainfall shower head and body attachments, wash hand basin and WC. Tiled splashbacks, heated towel rail and UPVC double glazed frosted window to the front.



EN-SUITE SHOWER ROOM

BEDROOM 2 (14' x 9') UPVC double glazed window to the front, radiator and built-in wardrobe.



BEDROOM 2

5/ 25 HOWGILL WAY, BRAMPTON

BEDROOM 3 (14'3 x 9') UPVC double glazed window to the rear and radiator.



BEDROOM 3

BEDROOM 4 (10' x 7'7) UPVC double glazed window to the rear and radiator.



BEDROOM 4

FAMILY BATHROOM (9'9 x 7'5) Four piece suite comprising walk-in shower unit with rainfall shower head and body attachments, panelled bath with shower attachment, WC and vanity unit wash hand basin. Tiled walls, heated towel rail and UPVC double glazed frosted window to the rear.



FAMILY BATHROOM

6/ 25 HOWGILL WAY, BRAMPTON

OUTSIDE Block paved driveway to the front providing parking in front of the single garage along with a lawned garden and floral borders. Paved patio area with gravelled borders, external tap and steps leading down to a lawned garden.



REAR GARDEN

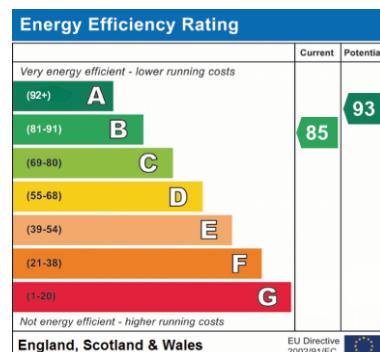


REAR OF THE PROPERTY

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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we sold

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our closest competitor

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from 31/01/2023 - 31/01/2024, CA1 to CA8

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