

# 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

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



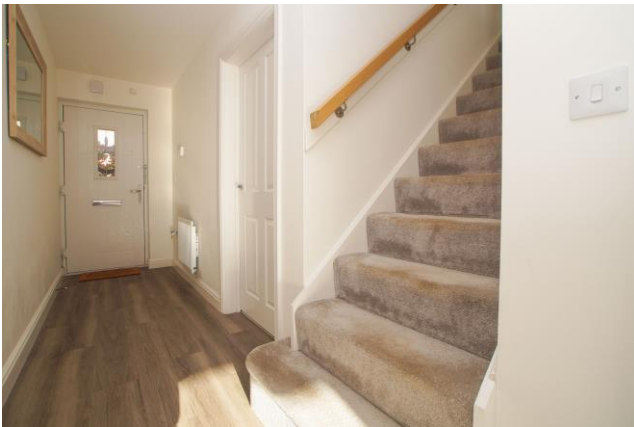
## 2/ 25 HOWGILL WAY, BRAMPTON

An immaculately presented, four bedroom, two bathroom, detached family home situated on this recent Story development in the market town of Bampton. 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.

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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.

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**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



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**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

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**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

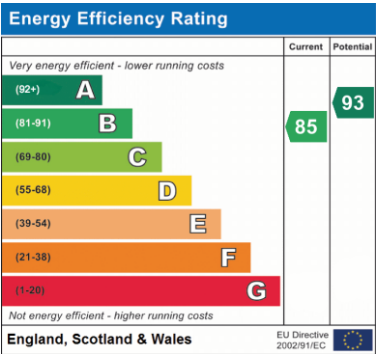


REAR OF THE PROPERTY

**TENURE** To be confirmed by the vendor.

**COUNCIL TAX** To be confirmed by the vendor.

**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.





reasons to sell with us...

more than

455

properties listed in our  
Carlisle office

more than

390

properties sold from  
our Carlisle office

we sold

255

more properties than  
our closest competitor

we have over

500

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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