

# Cumbrian Properties

## Whitesyke, Milton, Brampton



**Price Region £625,000**

**EPC-B**

Detached property | Garage, drive & solar panels  
1 reception | 3 double bedrooms | 4 bathrooms  
Front & rear gardens | Half an acre with open outlook

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## 2/ WHITESYKE, MILTON, BRAMPTON

This well presented, three double bedroom, four bathroom, detached property is set in approximately half an acre of land with an open outlook. The accommodation briefly comprises entrance porch, entrance hall, lounge with multi-fuel stove, spacious dining kitchen with integrated appliances, utility room and ground floor shower room. To the first floor there are three double bedrooms, two benefiting from en-suite shower rooms, family bathroom and useful walk-in storage cupboard on the landing. Externally the property enjoys an Indian sandstone patio to the rear with decorative shillies and a generous garden plot. To the front of the property is a gated drystone walled garden with lawn, Indian sandstone patio and shillied driveway for multiple vehicles. The property also benefits from eight solar panels on the roof.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance porch.**

**ENTRANCE PORCH (7' x 6'5)** Double glazed UPVC window to the front, radiator, stone floor and door leading to the entrance hall.

**ENTRANCE HALL (15' x 7'5)** Radiator, staircase leading to the first floor, doors leading to the lounge and dining kitchen.



ENTRANCE HALL

**LOUNGE (26' x 15')** Double glazed UPVC windows to the front and to the side, double glazed UPVC French doors leading to the rear garden, multi-fuel stove and two radiators.



LOUNGE

### 3/ WHITESYKE, MILTON, BRAMPTON

**DINING KITCHEN (25' x 19')** Fitted kitchen incorporating 1.5 sink with mixer tap, electric oven and grill, five burner electric hob with glass splashback and extractor hood above, integrated dishwasher and integrated fridge freezer. Exposed ceiling timber beam, double glazed UPVC window to the front, double glazed UPVC French doors to the rear garden, two radiators, wood effect vinyl flooring and door to the utility room.



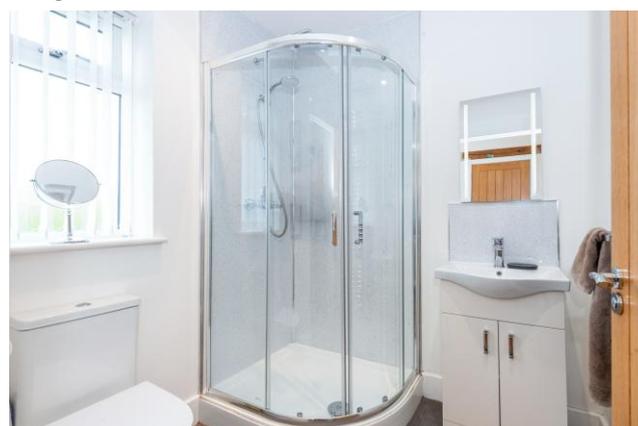
DINING KITCHEN

**UTILITY ROOM (7' x 6')** Fitted cupboard and worktop, sink and drainer with mixer tap, plumbing for washing machine, double glazed UPVC window to the rear, wood effect vinyl flooring, radiator and doors leading to the shower room and garage.

**SHOWER ROOM (7' x 6')** Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC. Panelled splashback, heated towel rail, frosted double glazed UPVC window to the rear and tile effect vinyl flooring.



UTILITY ROOM



SHOWER ROOM

4/ WHITESYKE, MILTON, BRAMPTON

**FIRST FLOOR**

**LANDING** Radiator, walk-in storage cupboard, doors to three bedrooms and family bathroom.

**BEDROOM 1 (21' x 14'5)** Double glazed UPVC windows to the front, Velux window to the rear, two radiators and en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (8' x 6')** Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC. Panelled splashback, heated towel rail, Velux window to the rear and tile effect vinyl flooring.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (14'5 x 11')** Double glazed UPVC windows to the side, radiator and en-suite shower room.



BEDROOM 2

5/ WHITESYKE, MILTON, BRAMPTON

**EN-SUITE SHOWER ROOM (8' x 6')** Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC. Panelled splashback, heated towel rail and Velux window to the rear.



EN-SUITE SHOWER ROOM

**BEDROOM 3 (13' x 10')** Currently used as home office. Double glazed UPVC window to the front and radiator.

**FAMILY BATHROOM (10' x 6')** Three piece suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and WC. Panelled splashback, heated towel rail and tile effect vinyl flooring.



BEDROOM 3



FAMILY BATHROOM

**OUTSIDE** To the rear of the property there is an Indian sandstone patio and laid shillies. To the front of the property is a gated drystone walled garden with lawn, shillied driveway for multiple vehicles, Indian sandstone patio, shillied path to the side of the property and 8 solar panels on the roof.

**GARAGE (17'5 x 12'4)** Electric remote roller door.

6/ WHITESYKE, MILTON, BRAMPTON



FRONT OF THE PROPERTY



GARDEN



REAR OF THE PROPERTY

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		98
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**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.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be **a charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.