

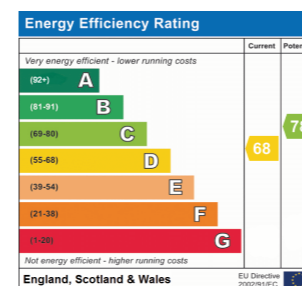


Belle Isle Crescent, Brampton PE28 4SJ

£375,000



- Extended Semi Detached Property
- Three Bedrooms
- Living Room And Conservatory
- Amazing Kitchen/Breakfast Room
- Air Conditioning
- Cloakroom
- Re-Fitted Four Piece Bathroom Suite
- Front And Rear Gardens
- Two Parking Spaces



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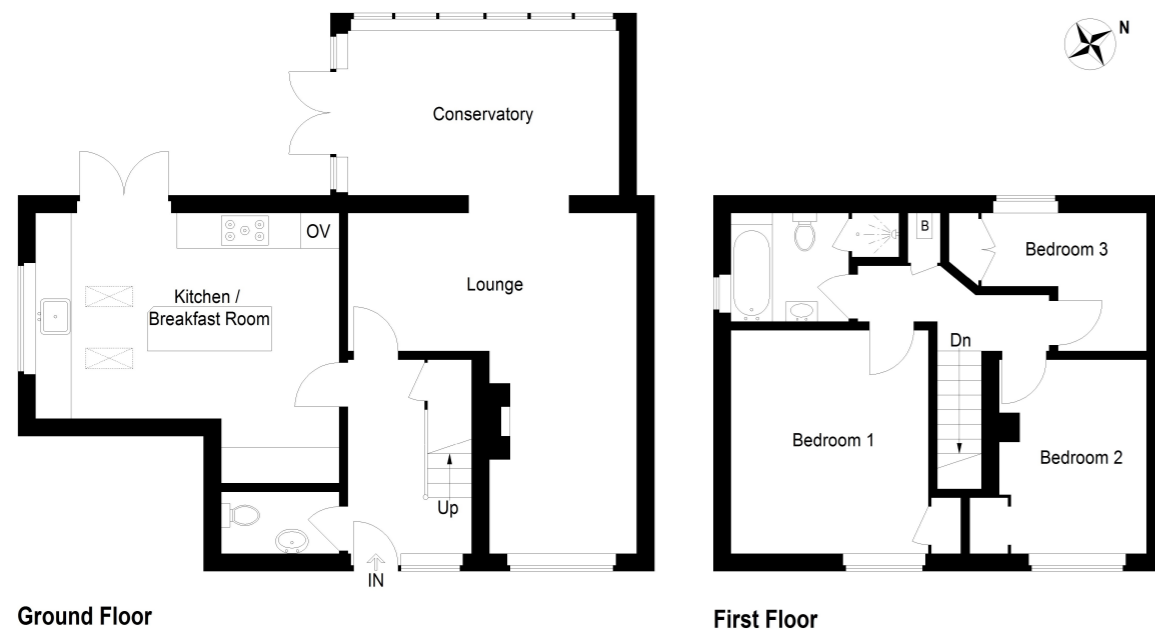
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1149917)  
Housepix Ltd



## UPVC Double Glazed Door To

### Entrance Hall

Double glazed window to front aspect, radiator, understairs storage cupboard, stairs to first floor, wood effect flooring.

### Cloakroom

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, tiled flooring, recessed downlighters.

### Living Room

16' 4" x 18' 6" (4.98m x 5.64m)  
Double glazed window to front aspect, picture rail, two radiators, central feature fireplace, wood effect flooring, opening to

### Conservatory

14' 6" x 8' 9" (4.42m x 2.67m)  
Double glazed windows to garden, double glazed French doors to patio, laminate flooring, vertical radiator, air conditioning unit.

### Kitchen/Breakfast Room

17' 11" x 12' 0" (5.46m x 3.66m)  
Double glazed window to side aspect and two Velux windows, double glazed French doors to rear aspect, recessed downlighters, fitted in a comprehensive range of base, drawer and wall mounted units with solid timber work surfaces and up-stands, Butler style sink with mixer tap, central island unit with drawer units, range style cooker, microwave, coffee machine, space and plumbing for washing machine, space for fridge freezer, tiled flooring with underfloor heating.

### First Floor Landing

Access to loft space, cupboard housing Combi central heating boiler.

### Bedroom 1

12' 5" x 11' 10" (3.78m x 3.61m)  
Double glazed window to front aspect, built in wardrobe, ceiling fan, air conditioning unit.

### Bedroom 2

10' 7" x 9' 4" (3.23m x 2.84m)  
Built in wardrobe, double glazed window to front aspect, radiator.

### Bedroom 3

9' 2" x 7' 7" (2.79m x 2.31m)  
Double glazed window to rear aspect, radiator, double built in wardrobe.

### Family Bathroom

A double aspect room with double glazed windows to side and rear aspects, fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel bath, shower cubicle with drench style shower head over and hand held attachment, full ceramic tiling, chrome heated towel rail, recessed downlighters, extractor fan, tiled flooring with underfloor heating.

### Outside

The front garden is enclosed with a block paved pathway to the entrance door, laid to lawn with stocked borders. The rear garden has a **Summer House**, laid to lawn with mature tree, planting, patio seating area and fully enclosed.

### Agents Note

Annual Service Charge Approximately £300 Per Annum

### Tenure

Freehold  
Council Tax Band - A