

Cumbrian Properties

Chesterton, Brampton



Price Region £290,000

EPC-D

Detached property | Sought after location
3/4 reception rooms | 3/4 bedrooms | 2 bathrooms
Conservatory | Drive, garage and gardens

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2/ CHESTERTON, BRAMPTON

This unique 3/4 bedroom, two bathroom detached family home is situated in a quiet private cul-de-sac. The welcoming entrance hall has a real homely feel with doors leading to the cosy but practical shower room, lounge/bedroom and dining kitchen providing the option for ground floor living for anyone who finds the stairs problematic. The dining kitchen has a separate laundry room with access to the rear patio and integral garage. The property boasts three reception rooms – lounge with French doors to the patio garden and feature partially glazed wall, a dining room and conservatory. To the first floor there are three double bedrooms with fitted bedroom furniture, en-suite shower room to the Master and five piece family bathroom. Externally there are paved patio style gardens to the front, side and rear bordered by mature trees and plants creating a private space to relax. Block paved driveway to the front provides off street parking for two vehicles leading to a single garage with electric roller door. This property has been lovingly cared for throughout and with some modernisation, will provide a fantastic spacious family home. Sold with the benefit of no onward chain and viewing is essential to appreciate all that this property has to offer.

The accommodation with approximate measurements briefly comprises:

VESTIBULE Coving to ceiling, wood flooring, radiator and glazed door to entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, coving to ceiling and wood flooring. Doors to dining kitchen, lounge/bedroom, shower room and understairs storage cupboard.



ENTRANCE HALL

LOUNGE/BEDROOM 4 (12'7 x 10'7) Double glazed window to the front of the property, radiator and coving to ceiling.



LOUNGE/BEDROOM 4

3/ CHESTERTON, BRAMPTON

SHOWER ROOM Three piece suite comprising of fully tiled shower cubicle, wash hand basin and WC. Radiator, coving to the ceiling, tiled walls and double glazed frosted window.

DINING KITCHEN (13'8 max x 12' max) Fitted kitchen incorporating an electric oven and grill, four burner electric hob with extractor hood above, tiled splashbacks, wood worksurfaces and sink unit with mixer tap. Two double glazed windows, coving to ceiling, radiator, tiled flooring and doors to utility, sitting room and built in cloaks cupboard.

UTILITY (8'9 max x 8'3 max) Plumbing for washing machine, stainless steel sink with mixer tap, storage unit, radiator, coving to ceiling and double glazed window. Integral door to the garage and door to the rear garden.



DINING KITCHEN



UTILITY

GARAGE With electric roller door, power, lighting and water supply. Houses the Worcester combi boiler.

SITTING ROOM (15' x 14'3) Double glazed French doors leading out to the garden, Double glazed window, wood beams to ceiling, feature glazed frosted window, coving, two radiators and double doors leading through to the dining room.

DINING ROOM (14' x 12') Double glazed window, radiator, coving to ceiling and double glazed doors leading through to the conservatory.



SITTING ROOM



DINING ROOM

4/ CHESTERTON, BRAMPTON

CONSERVATORY (12'5 x 8') A range of double glazed windows and French doors to the rear garden. Radiator, tiled flooring and a felt roof.



CONSERVATORY

FIRST FLOOR LANDING Doors to all bedrooms and bathroom.

BEDROOM 1 (12' x 10' to fitted wardrobes) A range of fitted bedroom furniture, double glazed window, radiator, coving to ceiling and built in walk-in closet with lighting. Door to en-suite.

EN-SUITE SHOWER ROOM Three piece suite comprising of shower cubicle, vanity unit wash hand basin and WC. Tiled walls, radiator, tiled flooring and double glazed velux window.



BEDROOM 1



EN-SUITE TO BEDROOM 1

BEDROOM 2 (14' x 9') Double glazed window, radiator, coving to ceiling and loft access.



BEDROOM 2

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BEDROOM 3 (14' x 9' to under eaves) Double glazed velux window, coving to ceiling and radiator.

FAMILY BATHROOM (7'4 x 6'4) Five piece suite comprising of shower over panelled bath, WC, wash hand basin and bidet. Tiled walls, radiator, coving to ceiling, tiled flooring and double glazed velux window.



BEDROOM 3



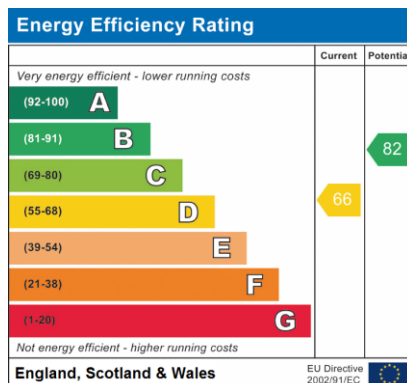
BATHROOM

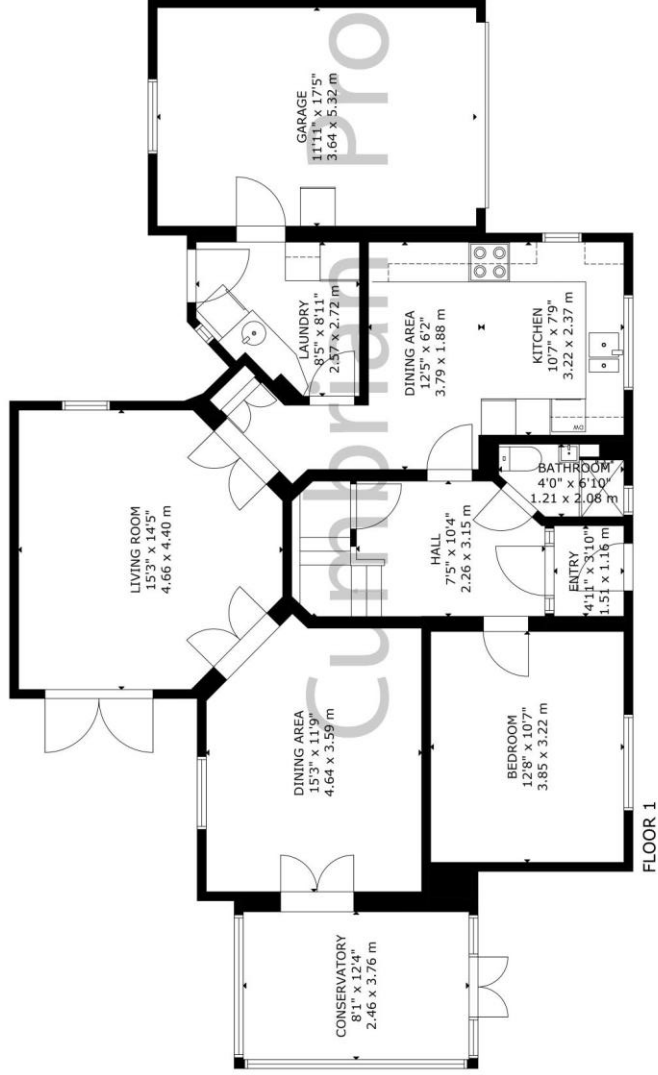
OUTSIDE To the front of the property is a block paved driveway providing off street parking for two vehicles leading to the single garage. Low maintenance paved garden with floral borders housing a range of mature trees and plants. At the rear of the property there are two paved patio gardens bordered by trees creating a private space to relax in.

TENURE We are informed the tenure is Freehold

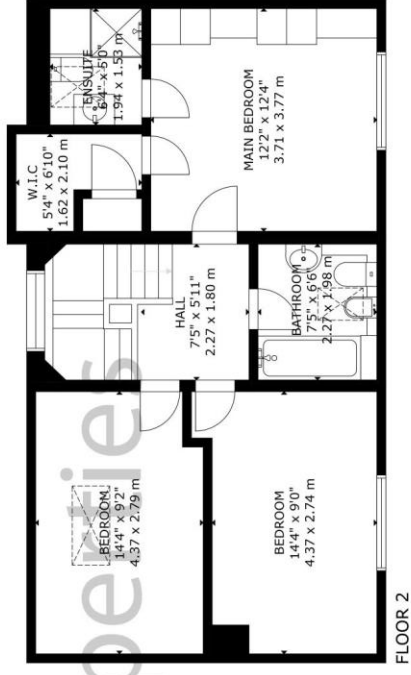
COUNCIL TAX We are informed the property is in tax band E

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.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 160 m²/1,722 sqft
 FLOOR 1: 99 m²/1,067 sqft, FLOOR 2: 61 m²/655 sqft
 EXCLUDED AREA: GARAGE: 19 m²/209 sqft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY