

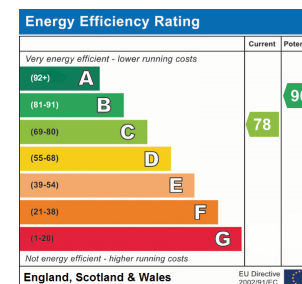


4 Baker Close, Brampton PE28 4PG

Guide Price £350,000



- Beautifully Proportioned Camstead Homes Built Town House
- Versatile Three Storey Accommodation
- En Suite To Principal Bedroom
- Shaker Style Oak Kitchen
- Private Landscaped Garden
- Private Parking Provision
- Desirable Location Close To Village Church
- No Forward Chain And Immediate Vacant Possession



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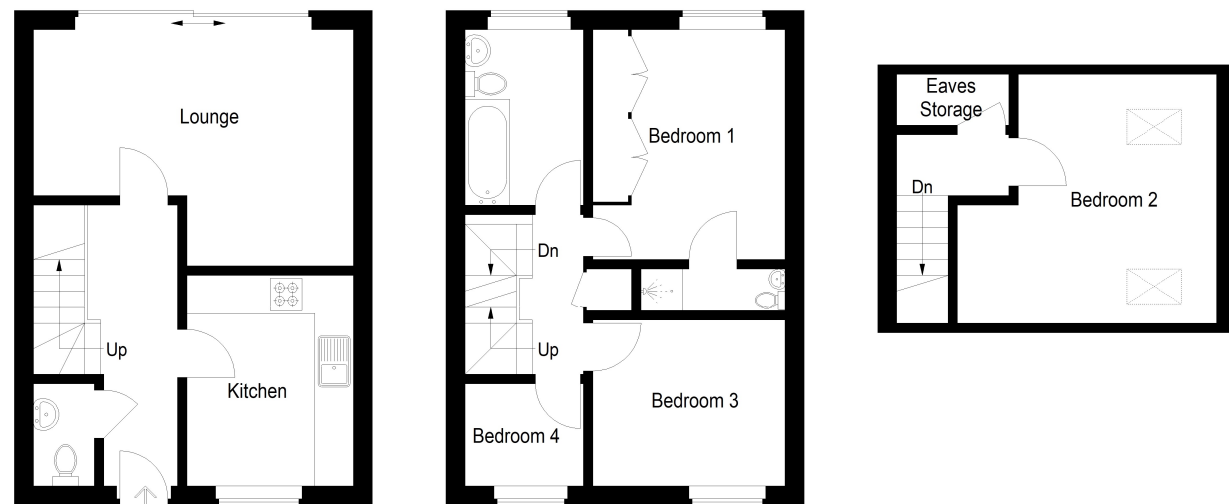
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Approximate Gross Internal Area
91.7 sq m / 987 sq ft



Ground Floor

First Floor

Second Floor

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. (ID1223876)
Housepix Ltd



Recessed Storm Canopy Over

Hardwood panel glazed door to

Entrance Hall

Ceramic tiled flooring, double panel radiator, thermostat control, stairs to first floor, coving to ceiling, understairs storage cupboard, inner door to

Cloakroom

Fitted in a two piece range of white sanitaryware comprising low level WC with concealed cistern, pedestal wash hand basin with tiling and mixer tap, ceramic tiled flooring, display sill, recessed lighting, coving to ceiling, extractor, double panel radiator.

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m)

Fitted in a range of Shaker style Oak base and wall mounted cabinets with complementing work surfaces and tiling, integral double electric oven and ceramic hob with suspended stainless steel extractor above, drawer units, integrated automatic dishwasher, integrated fridge freezer, Integrated washer dryer, single drainer one and a half bowl stainless steel sink unit with mixer tap, double panel radiator, double glazed window to front aspect, ceramic tiled flooring, recessed lighting, coving to ceiling, under unit lighting.

Lounge

16' 5" x 13' 6" (5.00m x 4.11m)

Sliding double glazed patio doors to garden terrace, double panel radiator, TV point, telephone point, coving to ceiling, recessed lighting.

First Floor Landing

Stairs extend to second floor, double panel radiator, coving to ceiling, shelved airing cupboard housing pressurised hot water system.

Principal Bedroom

11' 8" x 10' 0" (3.56m x 3.05m)

Double glazed window to rear aspect, double panel radiator, His and Hers double wardrobes with hanging and shelving, coving to ceiling, inner access to

En Suite Shower Room

7' 5" x 4' 4" (2.26m x 1.32m)

Fitted in a range of white sanitaryware comprising low level WC with concealed cistern, wall mounted wash hand basin with mixer tap and tiling, chrome heated towel rail, screened oversized shower enclosure with independent shower unit fitted over, ceramic tiled flooring, recessed lighting.

Bedroom 3

10' 0" x 8' 7" (3.05m x 2.62m)

Double panel radiator, double glazed window to front aspect, coving to ceiling.

Bedroom 4

7' 0" x 5' 3" (2.13m x 1.60m)

Double glazed window to front aspect, double panel radiator, coving to ceiling.

Family Bathroom

9' 7" x 6' 4" (2.92m x 1.93m)

Fitted in a range of white sanitaryware comprising low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, panel bath with folding screen and mixer tap hand shower, chrome heated towel rail, tiling, ceramic tiled flooring, extractor, shaver point, double glazed window to rear aspect.

Second Floor Landing

Central heating thermostat, walk in eaves storage cupboard with Gas Fired Central Heating Boiler serving the hot water system & radiators, access to

Bedroom 2

13' 9" x 13' 0" (4.19m x 3.96m)

Two conservation roof lights to two aspects, double panel radiator, eaves storage space.

Outside

There is designated parking positioned adjacent to the property with some visitor spaces available. The South facing rear garden is pleasantly arranged and landscaped with a raised timber decked terrace enclosed by balustrade and steps leading down to an area of paving, the garden is enclosed by a combination of picket fencing and mature screening, a selection of evergreen shrubs and ornamentals offering a good degree of privacy, outside lighting.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - C

The property is subject to a small management/estate charge - £423.34per annum

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