

Arris Cottage, 44 West End, Brampton PE28 4SD

£525,000

- 19th Century Detached Cottage
- Three Reception Rooms
- Pretty Rear Garden
- Immaculately Presented Throughout

- Four Double Bedrooms
- Ground Floor Shower Room
- Detached Garage And Off Road Parking
- Sought After Village Location



Timber Door With Glazed Inserts To

Entrance Hall

Timber work to ceiling, radiator, under stairs storage cupboard, large walk in cloaks cupboard, stairs to first floor.

Shower Room

Double glazed window to side aspect, re-fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower cubicle with Aqua boarding, complementing tiling, wall mounted gas fired central heating boiler, radiator, tiled flooring, decorative timber panel work to ceiling, extractor fan.

Study

8' 10" x 6' 5" (2.69m x 1.96m)

Double glazed window to front aspect, electric panel heater.

Living Room

14' 9" x 11' 10" (4.50m x 3.61m)

Two double glazed windows to front aspect, timber work to ceiling, central fire place with inset wood burner with timber bressumer over and slate hearth, shelved cupboard, recessed cupboard housing fuse box. meters and master switch, opening through to

Dining Room

11' 6" x 8' 10" (3.51m x 2.69m)

Tri-fold doors opening to garden aspect, radiator, coving to ceiling.

Kitchen

10' 10" x 8' 6" (3.30m x 2.59m)

Double glazed window to rear aspect, fitted in a range of base, drawer and wall mounted units, under unit lighting, solid wood complementing work surfaces and tiling, ceramic one and a half bowl single drainer sink unit with mixer tap, free standing range style cooker with cooker hood over, spaces and plumbing for washing machine and dishwasher, two radiators, stable door to rear aspect.

First Floor Landing

Split level with access to loft space, roof light.

Bedroom 1

13' 9" x 8' 10" (4.19m x 2.69m)

Sealed unit double glazed window to side aspect, vaulted ceiling, two Velux windows with solar powered blinds, radiator, double built in wardrobe.

Bedroom 2

10' 6" x 8' 10" (3.20m x 2.69m)

Vaulted ceiling with two Velux windows with blinds, radiator, exposed floor boards.

Bedroom 3

12' 2" x 8' 2" (3.71m x 2.49m)

Double glazed window to front aspect, radiator, three double wardrobes with hanging and shelving.

Bedroom 4

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

Double glazed window to front aspect, radiator, open wardrobe with hanging and shelving.

Family Bathroom

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with hand mixer shower, complementing tiling, radiator, timber flooring.

Outside

To the front of the property is a drive way providing off road parking and leading to the **Detached Garage** measuring 16' 5" x 14' 1" (5.00m x 4.29m) with electric roller door, power and lighting, Gated access leads through to the rear garden with a large patio area, outside tap and lighting, laid to lawn with raised stocked beds, garden shed, wood store and enclosed by panel fencing with a high degree of privacy.

Tenure

Freehold

Council Tax Band - D

