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# Peter Lane PARTNERS —EST 1990— **Town & Country**

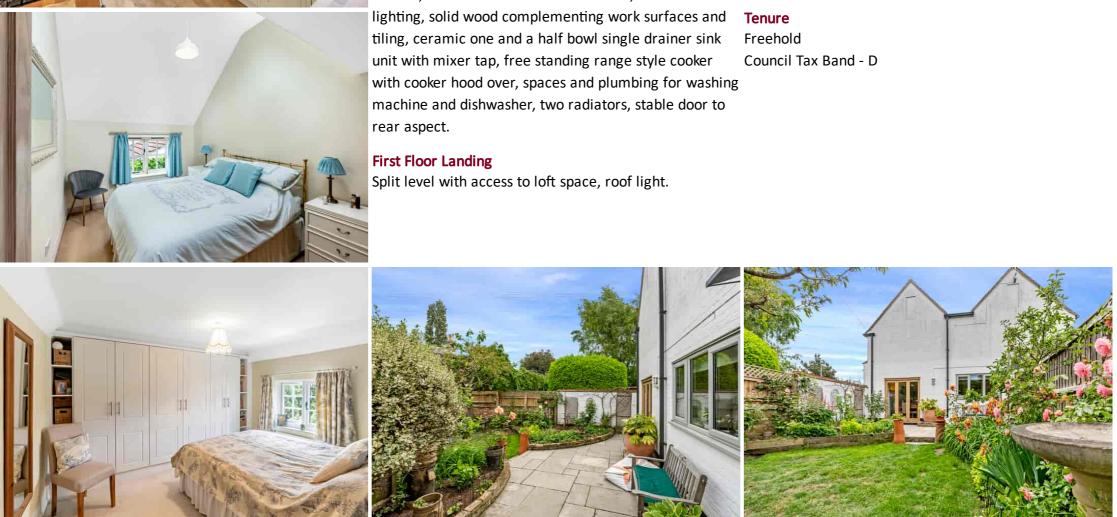
## Arris Cottage, 44 West End, Brampton PE28 4SD

- 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 Bedroom 3 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)

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)

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

#### 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.

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**

Two double glazed windows to front aspect, timber work Double glazed window to front aspect, fitted in a three to ceiling, central fire place with inset wood burner with 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 Tri-fold doors opening to garden aspect, radiator, coving 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.

# £525,000