

# Cumbrian Properties

## 101 Glaramara Drive, Brackenleigh



**Price Region £249,950**

**EPC-**

Detached property | Popular location  
Lounge & garden room | 3 double bedrooms | 2 bathrooms  
Low maintenance gardens | Garage & drive

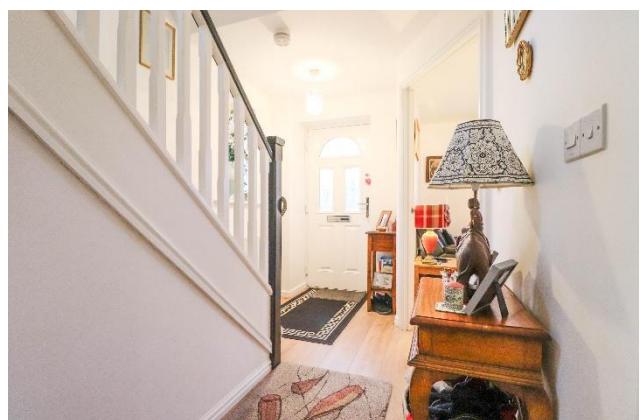
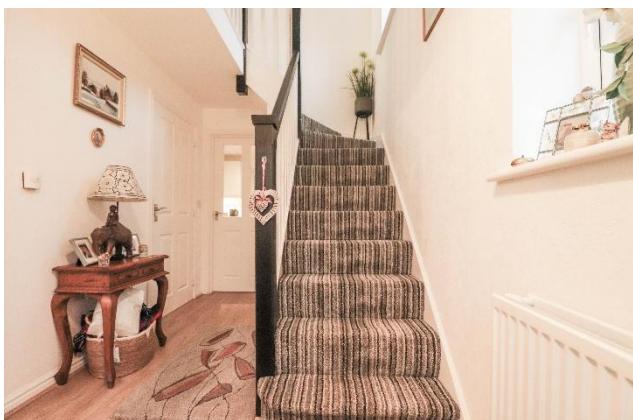
## 2/ 101 GLARAMARA DRIVE, BRACKENLEIGH

This three double bedroom, two bathroom detached family home is situated on a well-appointed plot on the popular Brackenleigh estate and offers low maintenance gardens, drive and garage. The property has plenty of living space for growing families along with generous bedroom sizes. A welcoming entrance hall leads to a cosy lounge, a practical ground floor cloakroom and a spacious dining kitchen with integrated appliances and separate utility. There's also a peaceful garden room with access to the rear garden. To the first floor there are three double bedrooms, two with fitted wardrobes, and en-suite shower room to the master along with the three piece family bathroom. Externally, to the front and side of the property there are low maintenance gravelled gardens with raised borders. To the rear of the property is a generous low maintenance garden laid to artificial turf, patio and decking, off-street parking and single garage. Located within easy walking distance of local primary and secondary schools, shops and doctors' surgery with pleasant park walks and good transport links to the Western Bypass and the city centre.

The accommodation with approximate measurements briefly comprises:

### **Entry through composite front door into the entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, built-in understairs storage cupboard, double glazed window, radiator, wood effect flooring and doors leading through to the lounge, dining kitchen, ground floor cloakroom.



ENTRANCE HALL

**LOUNGE (12'5 max x 12' max)** Coal effect electric fire with wooden surround, double glazed window to the front, radiator and wood effect flooring.



LOUNGE

3/ 101 GLARAMARA DRIVE, BRACKENLEIGH

**GROUND FLOOR CLOAKROOM** Two piece suite comprising wash hand basin and WC. Tiled splashbacks and radiator.

**DINING KITCHEN (17'7 max x 9' max)** Fitted kitchen incorporating integrated fridge freezer, electric oven and four burner gas hob with extractor hood above, integrated dishwasher, 1.5 bowl sink unit with mixer tap and breakfast bar. Undercounter lighting, ceiling spotlights, tiled flooring, radiator, double glazed window to the rear, sliding patio doors to the garden room and door to the utility.



DINING KITCHEN

**UTILITY (7'3 x 5')** Wall and base storage units, plumbing and space for washing machine, cupboard housing the Ideal combi-boiler, tiled flooring, radiator and composite door leading to the side of the property.



UTILITY ROOM

4/ 101 GLARAMARA DRIVE, BRACKENLEIGH

**GARDEN ROOM (9'3 x 8'3)** Double glazed windows, double glazed door to the rear garden, warm roof and wood effect flooring.



GARDEN ROOM

## FIRST FLOOR

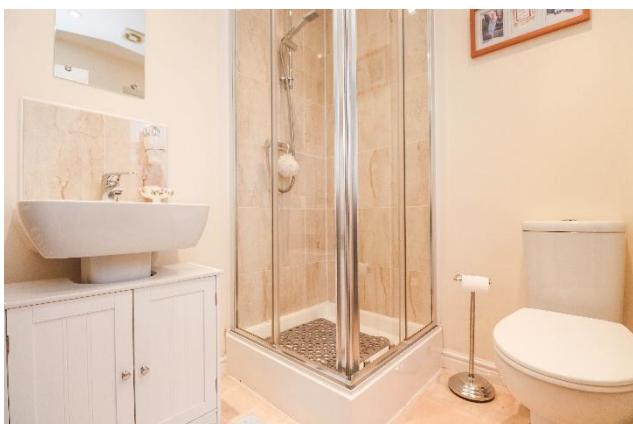
**LANDING** Double glazed window, doors to all bedrooms and bathroom, built in storage cupboard and loft access.

**BEDROOM 1 (12'5 max x 10'3 max)** Fitted wardrobes, double glazed window to the front, radiator and door to the en-suite.



BEDROOM 1

**EN-SUITE (5'6 max x 5'6 max)** Three piece suite comprising shower cubicle, wash hand basin and WC. Frosted glazed window, ceiling spotlights, heated towel rail and tiled splashbacks.



EN-SUITE

5/ 101 GLARAMARA DRIVE, BRACKENLEIGH

**BEDROOM 2 (9' x 9')** Mirror-fronted fitted wardrobes, double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (9' x 8')** Double glazed window to the rear and radiator.



BEDROOM 3

**BATHROOM (6'5 x 5')** Three piece suite comprising panelled bath, wash hand basin and WC. Heated towel rail, frosted glazed window, ceiling spotlights and tiled splashbacks.



BATHROOM

## 6/ 101 GLARAMARA DRIVE, BRACKENLEIGH

**OUTSIDE** To the rear of the property is a generous garden with artificial turf, decked seating area, gravel borders, external power and water supply and gate providing pedestrian access to the rear of the property where there is off-street parking for one vehicle along with a single garage. To the front and side of the property is a gravelled garden with raised flowerbeds and visitors parking.



FRONT & SIDE OF THE PROPERTY



REAR GARDEN & GARAGE

7/ 101 GLARAMARA DRIVE, BRACKENLEIGH

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band D.

**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.

EPC GRAPH TO FOLLOW