

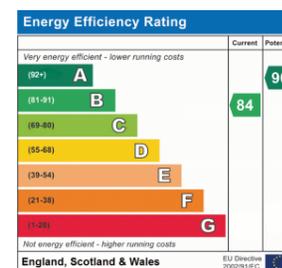


Badger Way, Brampton PE28 4GZ

Guide Price £355,000



- Cala Homes Built Family Home
- Three Bedrooms And En Suite To Principal Bedroom
- Generous Kitchen/Dining Room With Integrated Appliances
- Re-Decorated And Well Presented Throughout
- Landscaped Gardens And Home Office/Gym
- Prestigious Golf Course Development
- Solar Panel System Installed
- Hinchingsbrooke School Catchment Area



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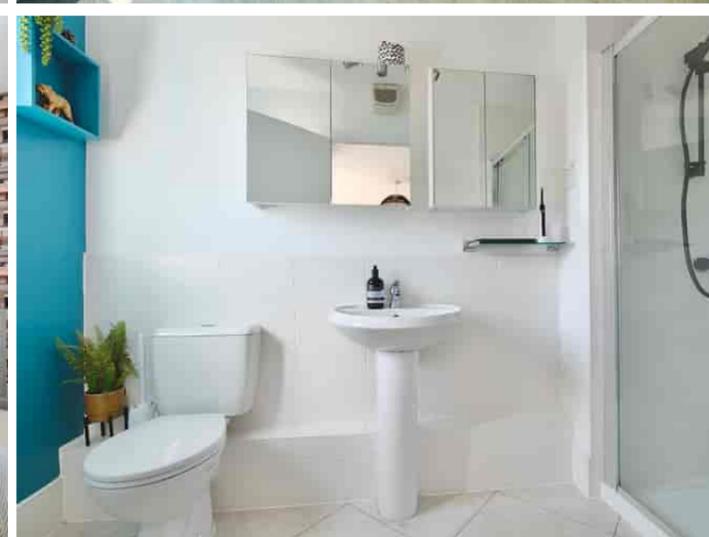
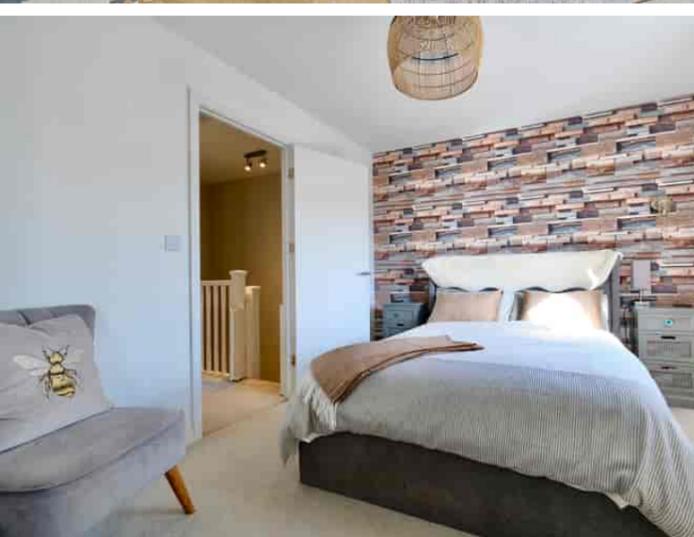
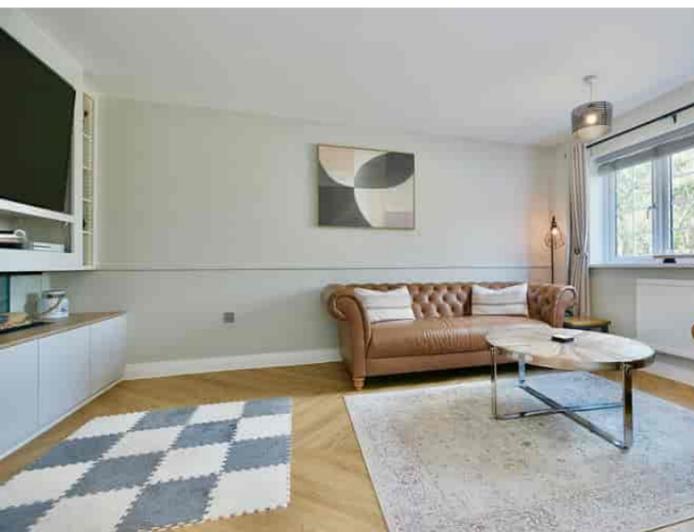
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Approximate Gross Internal Area = 90.3 sq m / 972 sq ft
 Outbuilding = 12.3 sq m / 132 sq ft
 Total = 102.6 sq m / 1104 sq ft



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. (ID1279028)
 Housepix Ltd



Integral Storm Canopy Over

Composite glazed panel door to

Entrance Hall

16' 10" into stairwell x 7' 2" (5.13m x 2.18m)
 Understairs storage cupboard with lighting, Amtico flooring, radiator, cloaks cupboard.

Cloakroom

Fitted in a two piece white contemporary suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, single panel radiator, UPVC window to front aspect, Amtico flooring.

Sitting Room

15' 3" x 10' 11" (4.65m x 3.33m)
 UPVC window to front aspect, double panel radiator, dado rail, Amtico flooring, central bespoke media unit incorporating display shelving and TV recess, vertical contemporary radiator.

Kitchen/Dining Room

18' 1" x 10' 9" (5.51m x 3.28m)
 A light open plan contemporary space with UPVC French doors to garden terrace and UPVC window to rear aspect, fitted in a range of handleless white gloss base and wall mounted cabinets with complementing work surfaces, up-stands and re-tiled surrounds, concealed gas fired central heating boiler serving hot water system and radiators, single drainer one and a half bowl sink unit with directional mixer tap, drawer units, pan drawers, integrated automatic dishwasher and washing machine, integral electric oven and fridge freezer, Amtico flooring.

First Floor Galleried Landing

Access to insulated loft space, airing cupboard housing pressurised hot water system and shelving.

Bedroom 1

13' 1" x 10' 0" (3.99m x 3.05m)
 UPVC window to garden aspect, double panel radiator, double wardrobe with hanging and storage, inner access to

En Suite Shower Room

10' 0" x 4' 11" (3.05m x 1.50m)
 UPVC window to rear aspect, fitted in a three piece range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent shower unit fitted over, extensive ceramic tiling, shaver point, Amtico floor covering, chrome heated towel rail.

Bedroom 2

11' 0" x 9' 5" (3.35m x 2.87m)
 UPVC window to front aspect, double panel radiator, double wardrobe with hanging and storage

Bedroom 3

9' 7" x 6' 11" (2.92m x 2.11m)
 Double panel radiator, UPVC window to front aspect.

Family Bathroom

7' 4" x 6' 4" (2.24m x 1.93m)
 Fitted in a three piece range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, shaver point, panel bath with hand mixer shower, full ceramic tiling with contour tiling, chrome heated towel rail, extractor, ceramic tiled flooring.

Outside

There is generous parking provision to the side of the property giving provision for a number of vehicles. There is a pleasantly stocked frontage with ornamental shrubs fronting a pleasant area of green at the edge of the development. The rear garden has been pleasantly arranged and beautifully landscaped with extensive areas of terracing and paving finished in Indian sandstone, central areas of lawn, timber constructed planters, a large timber **Workshop** measuring 11' 6" x 9' 6" (3.51m x 2.90m) with lighting, 240 v power and double doors to the front. There's a contemporary **Home Office/Summer House** measuring 13' 1" x 10' 0" (3.99m x 3.05m) with anthracite radiator, laminate flooring, French doors to garden terrace, lighting, power and window to side aspect, this offers an ideal working from home space/gym other many other uses, gated access to the driveway, outside tap, lighting and power. The garden is enclosed by a combination of panel fencing and brick walling offering a good degree of privacy. There is an EV charging point to the front.

Agents Note

The property has the advantage of a solar panel system with 4 x 410 kw roof panels and two batteries 13.5 kw in total.

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
 The property is subject to an annual service charge payable to FIRST PORT of approximately £600 per annum.
 Council Tax Band - C