

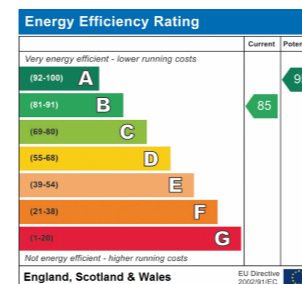


Griffin Road, Brampton PE28 4QP

OIEO £390,000



- Well Appointed Townhouse
- Four Bedrooms
- Versatile Three Storey Accommodation
- En Suite To Principal Bedroom
- Impressive Open Plan Kitchen/Living Area
- Garaging And Two Car Driveway
- Enclosed Rear Garden
- Popular Brampton Park Location
- Hinchingsbrooke School Catchment



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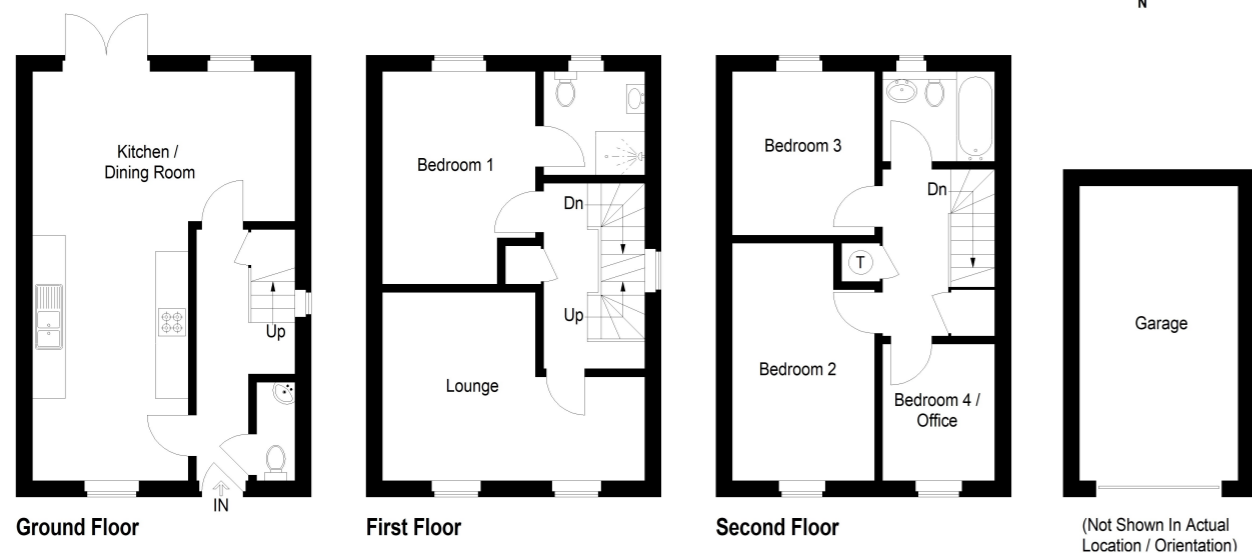
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Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft
(Excluding Garage)



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. (ID1010712)
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Composite Front Door To

Entrance Hall

16' 3" x 9' 9" (4.95m x 2.97m)

Double panel radiator, stairs to first floor, under stairs storage cupboard, contemporary laminate flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, corner fitted wash hand basin with mixer tap and tiling, double panel radiator, composite flooring, extractor.

Kitchen/Dining Room

25' 3" x 16' 1" (7.70m x 4.90m)

A light open plan L shaped double aspect space with UPVC window to front and French doors and UPVC window to garden terrace to the rear, TV point, telephone point, two double panel radiators, laminate flooring, fitted in a range of light grey contemporary Shaker style cabinets with complementing work surfaces, up-stands and tiled surrounds, recessed lighting, single drainer one and a half bowl stainless steel sink unit with mixer tap, drawer units, a selection of integrated appliances incorporating fridge freezer, double electric oven and gas hob with suspended extractor unit fitted above, integrated automatic dishwasher and washing machine.

First Floor Landing

UPVC window to side aspect, stairs to second floor, double cupboard with hanging and storage.

Principal Bedroom

12' 10" x 9' 2" (3.91m x 2.79m)

Double panel radiator, UPVC window to garden aspect, inner access to

En Suite Shower Room

6' 3" x 6' 3" (1.91m x 1.91m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, over sized screened shower enclosure with independent shower unit fitted over, radiator, composite flooring.

Sitting Room

15' 11" x 11' 8" (4.85m x 3.56m)

Twin UPVC picture windows to front aspect, double panel radiator, TV point, telephone point.

Second Floor Landing

UPVC window to side aspect, access to insulated loft space, airing cupboard housing pressurised water system and shelving, over-stairs cupboard housing gas fired central heating boiler serving hot water system and radiators.

Family Bathroom

7' 1" x 6' 6" (2.16m x 1.98m)

Fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, composite flooring, extractor, recessed lighting, UPVC window to garden aspect, chrome heated towel rail.

Bedroom 2

14' 10" x 8' 7" (4.52m x 2.62m)

UPVC window to front aspect, double panel radiator, wardrobe recess.

Bedroom 3

9' 9" x 8' 5" (2.97m x 2.57m)

UPVC window to rear aspect, double panel radiator.

Study/Bedroom 4

8' 8" x 7' 1" (2.64m x 2.16m)

UPVC window to front aspect, radiator.

Outside

The rear garden is pleasantly arranged measuring approximately 33' 2" x 26' 11" (10.11m x 8.20m) with an extensive paved terrace, shaped lawns, constructed planters, outside tap and lighting. The garden is enclosed by a combination of panel fencing and offers a reasonable degree of privacy. There is a **Single Garage** with single up and over door, power, lighting and parking provision for two large vehicles.

Tenure

Freehold

Maintenance Charge to First Port - £450.00 to £500.00

Council Tax Band - D



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