

7, ST GEORGES CLOSE

BRAMPTON • PE28 4US





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- Stunning Twigden Built Family Home
- Re-Fitted And Re-Configured Kitchen/Breakfast Room
- Landscaped Gardens And Double Garaging
- Popular Village Position
- Four Bedrooms And Two En Suites
- Generous Open Plan Living Space
- Hugely Desirable Location
- No Forward Chain Is Being Offered

This stunning Twigden built detached family home is situated in the hugely desirable and popular village of Brampton. Offering an exceptional lifestyle, this impressive property is presented to the market with no forward chain, allowing for a smooth and swift move for the lucky new owners.

The recently re-fitted and re-configured kitchen/breakfast room is a show piece, combining contemporary style with practical functionality featuring high end finishes providing the perfect setting for family meals and entertaining. There are three reception rooms and a re-fitted utility. The first floor accommodation extends to four well-proportioned bedrooms, including two beautifully re-fitted en suite shower rooms. The additional bedrooms are served by a stylish re-fitted family bathroom.

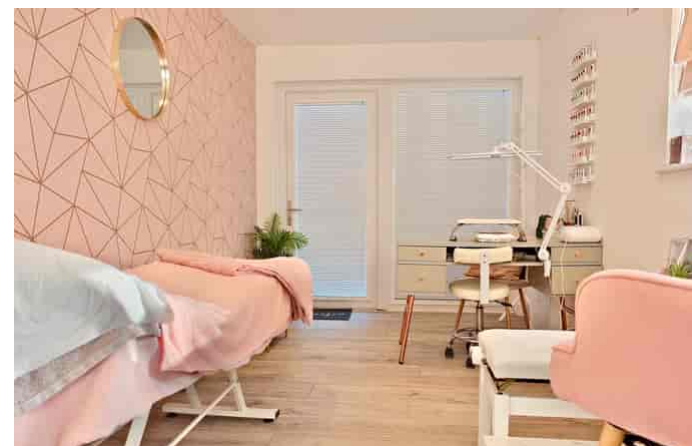
Outside, the property continues to impress with thoughtfully landscaped gardens that offer a secure outdoor space for children to play or for hosting summer barbecues. The detached double garage and ample driveway parking can accommodate a number of vehicles.

This impressive family home enjoys the benefits of village life with lots of local amenities, and excellent transport links to nearby towns and cities. With its combination of spacious living, high-quality finishes, and desirable location, offering the best of both worlds. Contact us today to arrange a viewing and experience first hand the exceptional lifestyle this Brampton home has to offer.

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

Guide Price £825,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





INTEGRAL STORM CANOPY OVER

Fan light panel door with side panels to

RECEPTION HALL

13' 9" x 13' 1" (4.19m x 3.99m)

Vertical contemporary radiator, laminate floor covering, cornicing to ceiling, recessed lighting, understairs storage cupboard, cloaks cupboard with hanging and shelf storage, sealed unit window to front aspect, stairs to first floor with bespoke balustrade, glazed internal double doors to **Family Room** and **Kitchen/Breakfast Room**.

CLOAKROOM

Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, surface mounted circular sink unit with monobloc mixer tap and suspended vanity unit, tiling, anthracite radiator, porcelain floor tiling, sealed unit window to front aspect, recessed lighting.

SITTING ROOM

15' 7" x 14' 3" (4.75m x 4.34m)

Central fireplace recess with Oak bressumer and inset wood burner with natural stone hearth, TV point, telephone point, recessed lighting, cornicing to ceiling, decorative panel work, dimmer switch, French doors to garden terrace, open access to





FAMILY ROOM

11' 11" x 9' 9" (3.63m x 2.97m)

Two UPVC picture windows to front aspect, laminate flooring, comicing to ceiling, recessed lighting, glazed internal doors to **Reception Hall**

STUDY

10' 0" x 8' 9" (3.05m x 2.67m)

Double panel radiator, laminate flooring, UPVC window to garden aspect, comicing to ceiling.

KITCHEN/BREAKFAST ROOM

22' 8" x 10' 5" (6.91m x 3.17m)

A beautifully re-configured open plan space with UPVC windows to front and rear aspects, recessed lighting, porcelain floor tiling, vertical contemporary radiator, comicing to ceiling, fitted in a range of base and wall mounted cabinets with complementing quartz work surfaces and re-tiled surrounds, glass fronted display cabinets, under-lit units, drawer units, pan drawers, inset one and a half bowl sink unit with Quooker hot water tap, skirting level radiator, integral wine cooler, central peninsular Oak work surface with five stool breakfast bar and contemporary pendant lighting above, a selection of integrated appliances incorporating twin Neff electric ovens, integral five ring Neff hob with bridging unit and extractor fitted above, larder unit with Le Mons shelving, integrated automatic dishwasher.

UTILITY ROOM

8' 11" x 6' 4" (2.72m x 1.93m)

UPVC window to front aspect and UPVC door to garden aspect, porcelain floor tiling, double panel radiator, space for fridge freezer, appliance spaces, fitted in a range of base cabinets with Quartz work surfaces, sink unit with directional mixer tap, fuse box and master switch, recessed lighting, extractor, wall mounted gas fired central heating boiler serving hot water system and radiators, access to secondary loft space, airing cupboard housing Mega flow hot water system with shelving and storage.

FIRST FLOOR LANDING

Decorative panel work, radiator with decorative cover, comicing to ceiling, recessed lighting, shelved linen cupboard with space for tumble drier.



Approximate Gross Internal Area = 170.6 sq m / 1836 sq ft
Outbuilding = 28.6 sq m / 308 sq ft
Total = 199.2 sq m / 2144 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. (ID1264841)
Housepix Ltd

PRINCIPAL BEDROOM

15' 5" x 14' 5" (4.70m x 4.39m)

Two UPVC windows to garden aspect, extensive wardrobe range incorporating three doubles and one single unit, recessed lighting, cornicing to ceiling.

EN SUITE SHOWER ROOM

7' 10" x 6' 2" (2.39m x 1.88m)

Re-fitted in a contemporary range of quality white sanitaryware comprising low level WC with concealed cistern, suspended vanity wash hand basin with surface mounted sink unit with mixer tap, backlit vanity mirror, screened shower enclosure with independent shower unit fitted over and multi head attachments, heated towel rail, black detailing throughout, porcelain floor tiling, UPVC window to garden aspect, extractor, recessed lighting.

GUEST BEDROOM

14' 4" x 12' 10" (4.37m x 3.91m)

Extensive wardrobe range incorporating two doubles and one single unit with hanging and storage, double panel radiator, cornicing to ceiling, recessed lighting, UPVC window to rear garden.

GUEST EN SUITE SHOWER ROOM

7' 10" x 4' 8" (2.39m x 1.42m)

Fitted in a range of contemporary white sanitaryware comprising low level WC, vanity wash hand basin with drawer units and mixer tap, oversized screened shower enclosure with independent multi head shower unit, recessed lighting, extractor, porcelain floor tiling, heated towel rail, UPVC window to rear aspect.

BEDROOM 3

12' 7" x 9' 9" (3.84m x 2.97m)

UPVC window to front aspect, double panel radiator, cornicing to ceiling.

BEDROOM 4

10' 10" x 7' 9" (3.30m x 2.36m)

UPVC window to front aspect, double panel radiator, cornicing to ceiling.

FAMILY BATHROOM

12' 9" x 6' 0" (3.89m x 1.83m)

UPVC window to front aspect, heated towel rail, black detailing throughout, re-fitted in a range of contemporary white sanitaryware comprising freestanding Bateau bath with wall draining mixer tap, suspended vanity wash hand basin with surface mounted sink unit and mixer tap, under-lit vanity mirror, porcelain floor tiling, screened shower enclosure with independent multi head shower unit fitted above, recessed lighting, extractor.

OUTSIDE

The property stands on a pleasant corner plot with an extensive stocked frontage with gated access to the rear. The rear garden has been thoughtfully planned and landscaped with extensive paved terracing, constructed planters with integral garden seating, outside lighting, tap and power, a further paved seating area and a selection of ornamental trees, primarily lawned enclosed by a combination of brick walling and panel fencing. There is a double driveway giving provision for two large vehicles accessing the **Detached Garage** with power, lighting and private door to the side and UPVC window to side.

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

Council Tax Band - G





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