



## **4 Howard Gardens, Brampton, CA8 1AH**

**Offers in the region of  
£297,500**

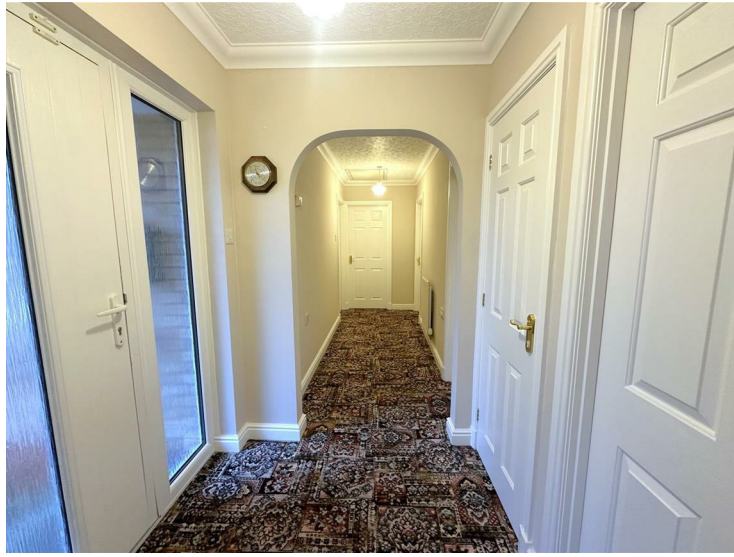
Vicinity Homes are delighted to offer to the market this deceptively spacious, three bedroom detached bungalow situated on a good sized plot within a cul-de-sac location in popular area of Brampton. The property is close to a range of local amenities, popular Primary & Secondary Schools, bus route and has excellent access onto the A689/A69 towards Carlisle and Newcastle. Brampton is approximately eight miles East of Carlisle and approximately four miles North East of Warwick Bridge. The accommodation briefly comprises of an entrance hallway, modern dining kitchen which is open to the garden room, utility room with access into the garage, three bedrooms, master en suite shower room, lounge and a modern wet room. The property also benefits from double glazing, central heating, solar panels, block paved on site parking, integral garage with electric door and gardens to front & rear. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. The property is offered to the market with no onward chain.



### Directions

Upon entering Brampton turn left at the Police Station onto the A6071. Turn left onto Howard Gardens. The property is situated on the right hand side.

### Entrance Hallway



Approached by a door to side, incorporating a radiator, coving to the ceiling and loft access with a pull down ladder. The loft is board and has a light & power point.



### Dining Kitchen 17'11" x 8'11" (5.486m x 2.721m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven, integrated microwave and integrated hob with cooker hood over. Integrated fridge, 1.5 sink unit with mixer tap, double glazed window to rear, vinyl flooring and inset ceiling lights.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

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**Garden Room 9'3" x 7'10" (2.835m x 2.389m)**

**Utility Room 6'7" x 8'7" (2.010m x 2.617m)**



Incorporating a door to side, vinyl flooring, radiator and inset ceiling lights.

Incorporating a range of fitted wall and base units with complementary work surface over, sink unit with mixer tap and plumbing for a washing machine. Double glazed window to rear, door to rear, vinyl flooring and a radiator.





**Lounge 14'8" x 12'8" (4.490m x 3.866m)**



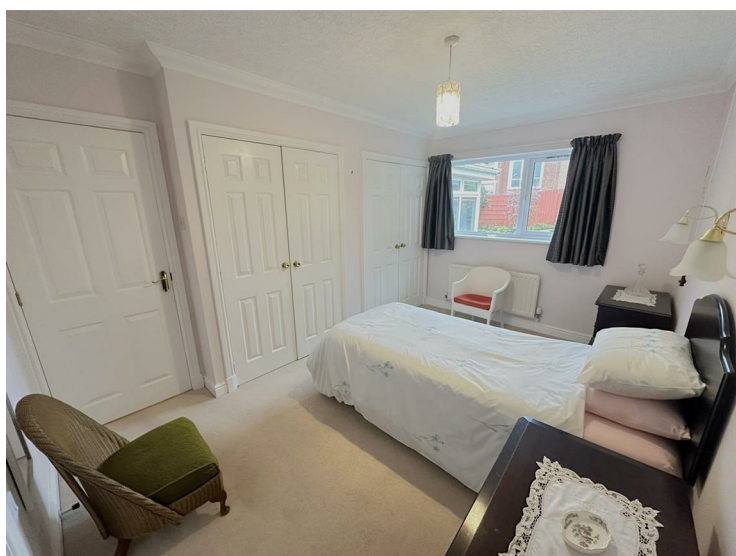
Incorporating a double glazed window to front, radiator, coving to the ceiling and feature fireplace.



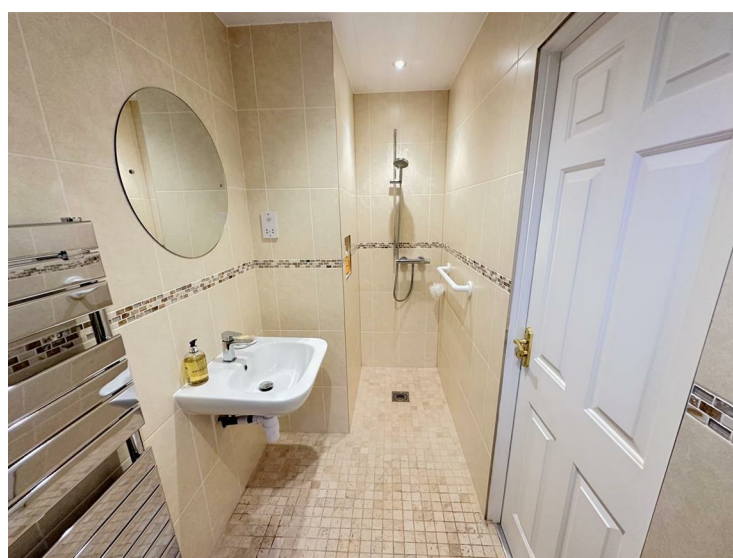
**Bedroom One 13'4" x 8'9" to wardrobe front (4.074m x 2.668m to wardrobe front)**



A double bedroom incorporating a double glazed window to rear, radiator, coving to the ceiling and fitted wardrobe/storage.



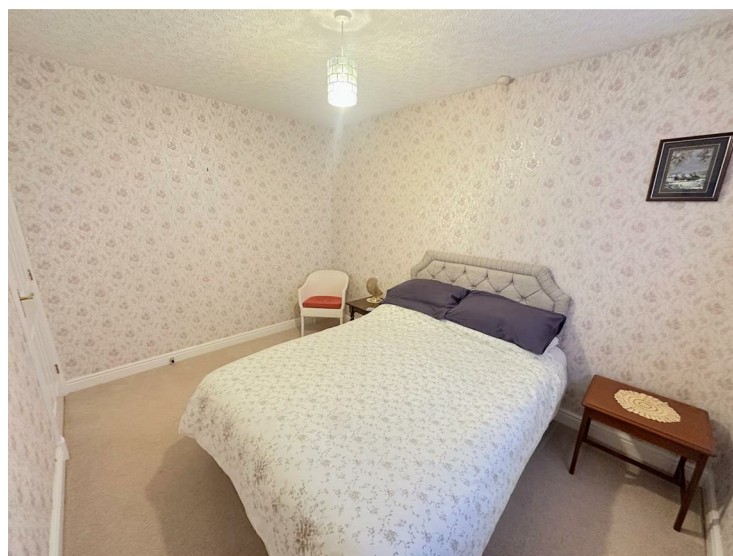
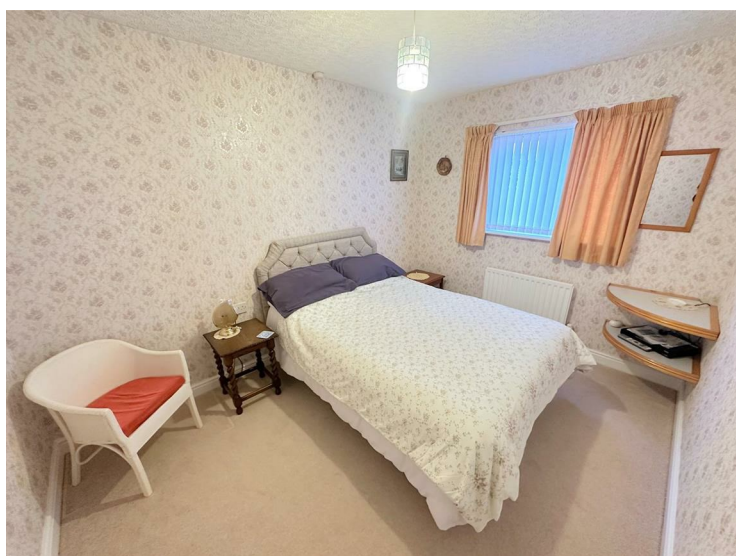
**En Suite Shower Room 9'5" x 4'2" (2.881m x 1.289m)**



Incorporating a modern three piece suite comprising of a walk in shower, wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiling to all walls, panelled ceiling, inset ceiling lights and extractor fan.



**Bedroom Two 11'11" x 8'8" (3.637m x 2.665m)**



A double bedroom incorporating a double glazed window to front and a radiator.



**Bedroom Three 8'8" x 8'4" (2.666m x 2.560m)**



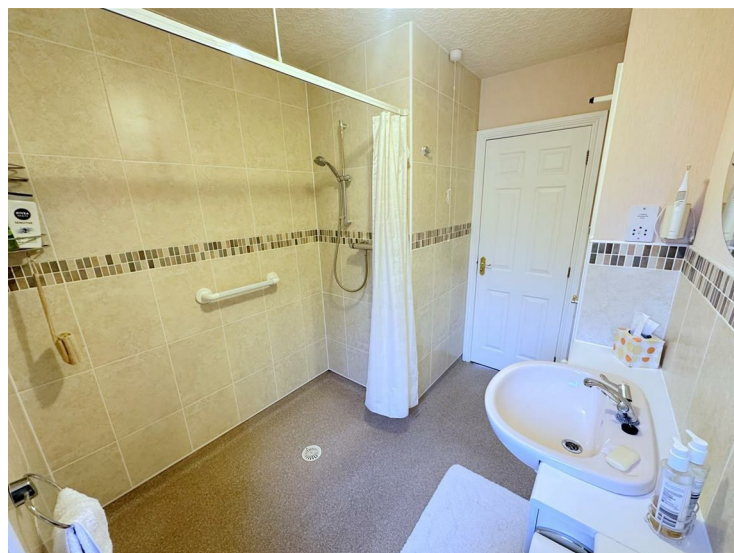
Incorporating a double glazed window to front and a radiator.



**Wet Room 9'6" max x 6'9" (2.905 max x 2.082m)**



Incorporating a three piece suite comprising of a walk in shower, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, radiator, tiled splash areas and built in storage cupboard.



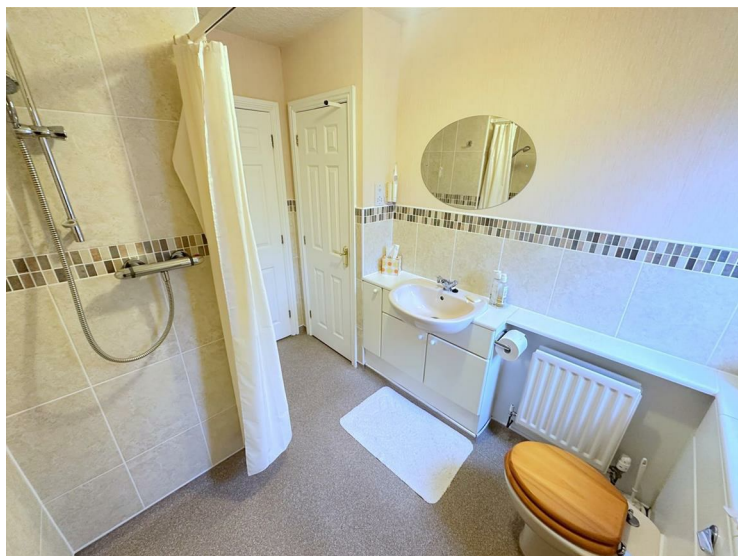
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## Outside



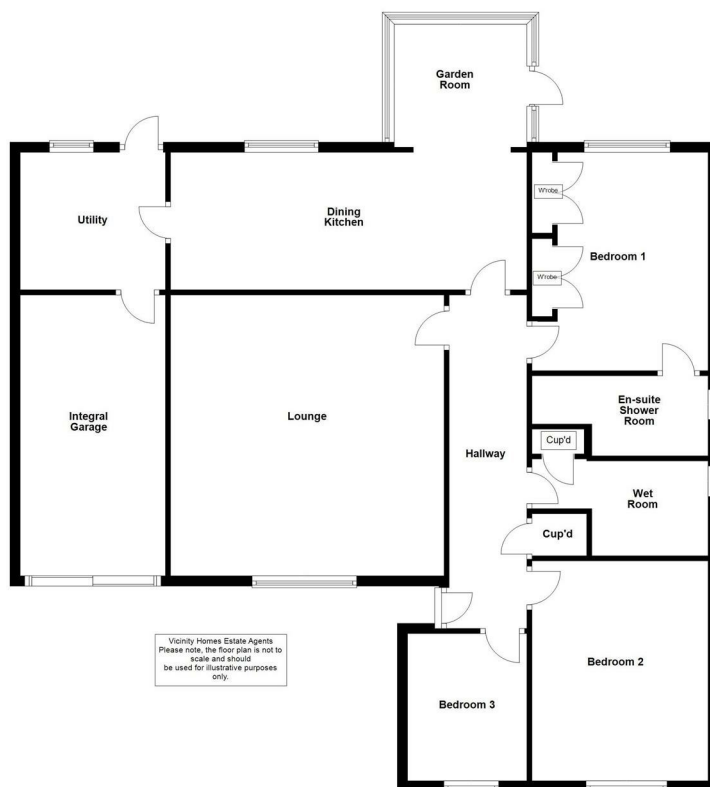
The property is approached by block paved on site parking for one vehicle leading to the integral garage. There is also flower & shrub beds, shillied areas and gated access to the rear garden. To the rear of the bungalow there is a good sized enclosed garden with shillied areas, outside tap, patio seating areas and flower & shrub beds.







## Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

## Tenure

The property is Freehold.

## EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/0630-3957-7202-2265-2200>

## Council Tax

The property is in Council Tax Band D.

## Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

## Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract

## Integral Garage 15'8" x 8'9" (4.776m x 2.680m)

Incorporating an electric roller door, tap, power, lighting and loft access.



- intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

**Mailing List**

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

**Free, No Obligation Valuation**

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

