

Guide Price

£500,000 - £525,000

Bramble Lodge, 39 Upwell Road, PE15 9DT



To arrange a viewing call us now on 01354 701000

Guide £500,000 - £525,000. Boasting versatile accommodation with bedrooms on both floors this chalet has much to offer including a generous plot, extensive parking with two garages, a lovely south and west facing garden, multiple reception rooms, open plan kitchen/breakfast room onto the garden room, five bedrooms with two ensuite, four piece bathroom suite, summerhouse and electric and water heater solar panels. This one must be viewed to fully appreciate all that is on offer here! EPC B

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Ground Floor

Hall
Window to front, airing cupboard, radiator.

Lounge
6.26m (20'7") x 3.97m (13')
Window to side and rear, two radiators, log burner, double doors to:

Dining Room
4.70m (15'5") x 2.96m (9'9")
Window to side, radiator.

Kitchen/Breakfast Room
7.85m (25'9") x 3.31m (10'10")
Fitted with a range of wall and base units with granite worktops, dresser unit, central island, butler sink, gas fired range style cooker, plumbing for American style fridge with water dispenser, window to front, radiator, archway to:

Garden Room
3.3m (10'10") x 3m (9'10")
Radiator, double doors to side.

Conservatory
Brick and glazed construction, fitted with light and power, underfloor electric heating, door to side.

Lobby
Stairs to first floor and landing, door to side.

WC
Fitted with a vanity wash hand basin and WC, window to front, heated towel rail.

Utility Room
Wall and base units, sink unit with mixer tap, plumbing for washing and space for tumble drier, window to side.

Bedroom 1
5.00m (16'5") x 4.00m (13'2")
Window to side, eight fitted wardrobes, door to garden.

En-suite Shower Room
Fitted with a three piece suite comprising oversized shower cubicle, vanity wash hand basin, WC, window to side, heated towel rail, double wardrobe.

Bedroom 4
4.25m (13'11") x 3.29m (10'9")
Window to front, radiator.

Bedroom 5
3.38m (11'1") x 3.29m (10'9")
Window to side, radiator.

Bathroom
Fitted with a four piece suite comprising roll top bath, vanity wash hand basin, WC, bidet, window to side, radiator.

First Floor & Landing
Skylight, storage cupboard.

Bedroom 2
3.98m (13'1") x 3.96m (13')
Two skylights, radiator.

En-suite
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, skylight, radiator.

Bedroom 3
7.07m (23'2") x 5.97m (19'7")
Could be used as a hobby/cinema room
Four skylights, two radiators.

Outside
To the front of the property there is an initial driveway leading to the electric gates. Through the gates there is a further extensive driveway offering an abundance of off road parking with two garages which are fitted with light and power with electric doors. The raised pond completes the front. A gated access leads to the side and rear garden which are West and South facing and laid to patio and lawn with decking and gravel with a variety of trees, shrubs and flowers with summerhouse and sheds. There is an outside water supply.

Freehold
Council tax band E

It should be noted that the property has solar panels providing free electric and the owner received £2960 in 2024. The property also has solar water heating panels as well to heat the hot water.

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
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