



Elizabethan Way, Brampton, PE28 4SU

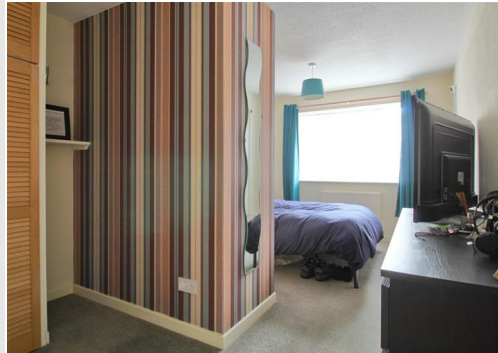
Guide Price £250,000 - £275,000

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# 8 Elizabethan Way, Brampton, PE28 4SU

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## Entrance Via

Storm porch with double glazed door (with matching side panel) to entrance hall.

## Entrance Hall

'L' shaped entrance hall with white panel doors to living room, two bedrooms and wet room, doors to tall storage cupboard and airing cupboard (housing hot water cylinder), radiator, wood finish laminate flooring and hatch to loft space.

## Living Room

19'0 x 9'5 (5.79m x 2.87m)

Double glazed French doors opening out to the rear garden and double glazed window to side, two vertical radiators and doorway through to the kitchen.

## Kitchen

12'10 x 6'7 (3.91m x 2.01m)

Fitted with a range of beech finish shaker style high and base level units with contrasting work surfaces and tiled splash backs over, stainless steel one and a half bowl sink and drainer unit with mixer tap over, built in electric oven and hob with integrated fan unit over, spaces for washing machine and fridge/ freezer, double glazed window to rear, wall mounted gas fired boiler and integrated 'under plinth' heater.

## Bedroom One

15'4 max x 10'0 (4.67m max x 3.05m)

(15'4 max 10'5 min x 10'0) Double glazed window to front, radiator, alcove housing a fitted wardrobe and dressing area with fitted cupboard.

## Bedroom Two

10'9 x 6'1 (3.28m x 1.85m)

Double glazed window to front, radiator and wood finish laminate flooring.

## Wet Room

6'5 x 5'6 (1.96m x 1.68m)

White suite comprising of a close coupled WC, pedestal mounted wash hand basin and shower area with 'anti slip' flooring and tiling to wall areas, heated towel rail, 'light well', inset spotlights to ceiling and extractor fan.

## Rear Garden

Enclosed and laid to lawn with a variety of established shrubs borders, extensive paved patio providing gated access to the driveway and pathway leading to the workshop and additional paved terrace area to the rear of the garage.

## Garage

13'0 x 8'11 (3.96m x 2.72m)

With metal up and over door, power, lighting, double glazed window to side and eaves storage space.

## Workshop

8'2 x 7'8 (2.49m x 2.34m)


With double glazed window to rear, power, lighting and electric heater

## Front Of Property

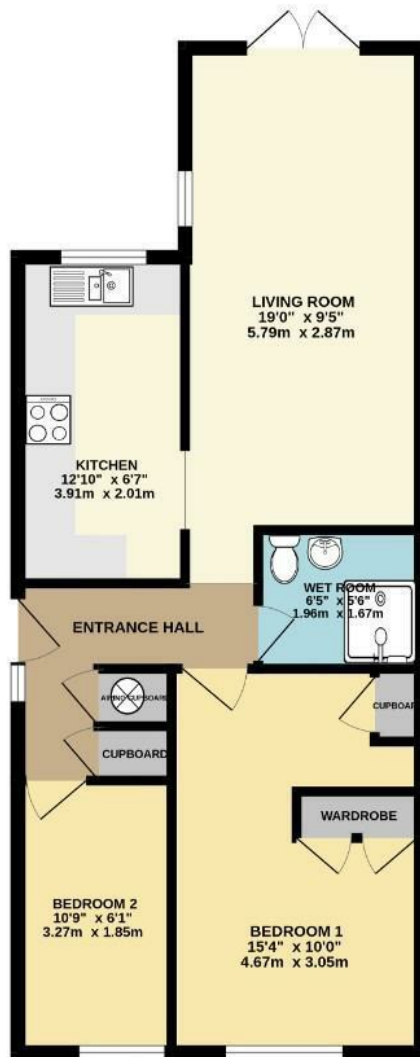
Open plan front garden with shrub borders and a block paved driveway providing off road parking for three cars and leading to garage and front entrance.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>65</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 613sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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