

HANNAH CARR

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**9 Lancaster Road
Brampton, PE28 4QN
FREEHOLD**

Description

Tucked away in a leafy corner of the popular Brampton Park development, Poppy House is a well proportioned and beautifully presented family home with a lovely outlook over a leafy and well maintained park. You will love watching the squirrels and the birds from the windows, and the kids can access the park straight from your front garden without having to cross any roads, perfect!

The current owners have kept this super home in fantastic condition and made some great improvements. Downstairs, the brilliant and versatile living spaces include a separate snug/ office/ play room, and the installation of bifold doors between the dining room and the lounge/ diner means you have the option of having a completely open plan space, or not, depending on your needs. A handy downstairs WC and separate utility space completes the modern day tick list of must haves for a busy household.

Upstairs, there are four double bedrooms with an ensuite to the master, a family bathroom, and the bedrooms at the front enjoy leafy views over the park.

Outside, the manicured and landscaped gardens wrap around front, side and rear of the property giving the feeling of space and privacy. The rear garden also offers a tucked away, dedicated play area behind the garage - perfect for keeping all the toys and sand pits in one place! To top it off, there is parking for two cars on the drive to the front of the property and a single garage.

Brampton Park is a well designed development on the edge of Brampton in Cambridgeshire. The development offers open green spaces and parks, and good local amenities including a co-op and a range of local independent businesses. Notcutts garden centre is within close proximity and offers a good cafe, and Brampton village also offers a good range of amenities including a choice of pubs, a primary school, a golf course and everything in between. The village also sits within catchment for Hinchingsbrook Academy.

Hinchingsbrook Country Park sits between the village and Huntingdon and is easily accessible by foot, bus or car and is a fantastic space to explore, with a cafe, lakes, woodland, open spaces and play areas to enjoy. Going on into Huntingdon town you will find a thriving high street and a great selection of supermarkets and larger stores. Fast, regular trains into London King's Cross can also be caught from Huntingdon train station, and the A1 and A14 are easily accessible from the property.

Quick Summary

Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Reception Rooms: 2

Features

- ✓ Four Bedroom Detached Home
- ✓ Open Plan Living
- ✓ Enclosed Gardens
- ✓ Overlooking a Leafy Park
- ✓ Off Road Parking and Garage
- ✓ Excellent Local Amenities and Schools

To request a viewing please get in touch:



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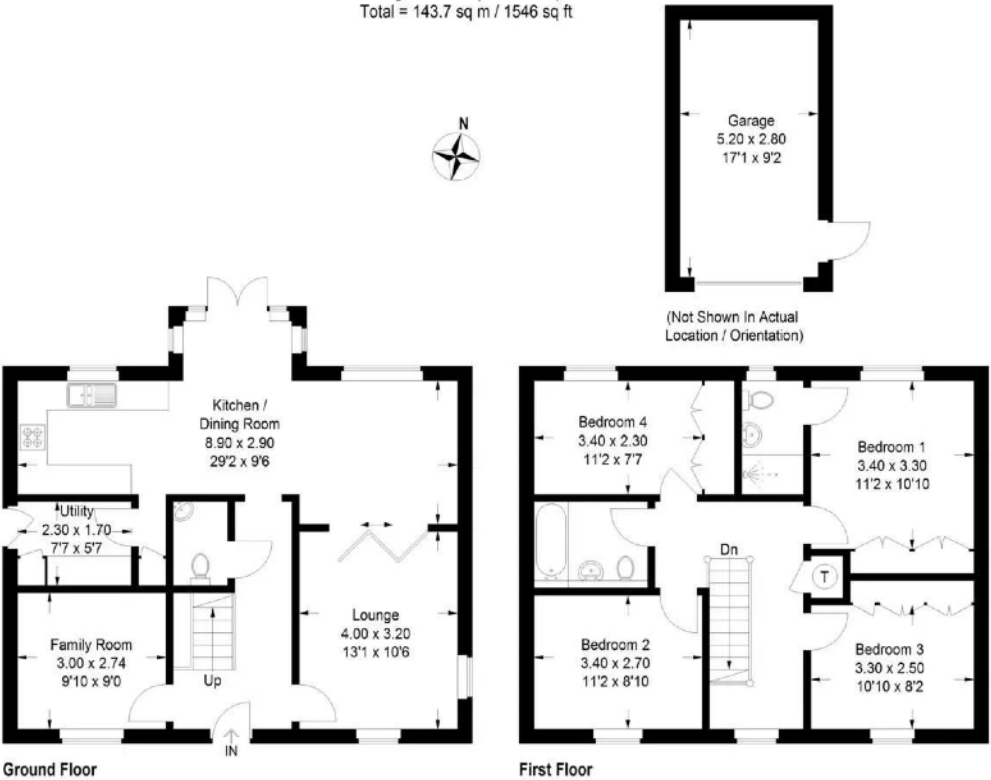






Lancaster Road Brompton Huntingdon PE28 4QN England

Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft
Garage = 15.0 sq m / 161 sq ft
Total = 143.7 sq m / 1546 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. (ID1200318)

Score	Energy rating	Current	Potential
92+	A		93
81-91	B	85	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		