# chrishamriding

lettings & estate agents









## 15 The Brambles, Haslington, CW1 5RA

Offers In The Region Of £425,000

Take a moment to view our guided, signature of this substantial home!

Positioned at the head of a quiet cul-de-sac this fantastic, five bedroom executive home is the perfect package for one lucky family. Enjoying an exclusive location backing onto open countryside, the property has seen significant investment in more recent years with the addition of a two storey extension with a garage built to the side. The homes layout flows effortlessly and is perfect for those who love to host!

Accompanying the property are a number of features to note, some of which include:- double doors leading into the welcoming entrance porch, a useful downstairs WC, oak style internal doors throughout the entire property, a high-gloss refitted breakfast kitchen complete with premium branded integrated appliances, a host of storage and a great view to do your washing up to!, a fantastic entertaining open-plan lounge/diner just off the kitchen with LVT flooring and two sets of French doors leading to the rear plus a handy downstairs cloakroom/utility area under the stairs.

The first floor accommodation is planned so well for family life and perfect for anyone pining for that extra space, there are five balanced bedrooms plus a cleverly configured family bathroom, should you not need the five bedrooms, you could make a dream master suite with en-suite/dressing area with those lovely views to the rear & still have space for all the family.

Externally, the home is just as impressive and inside having a wealth of parking to the front via a block paved driveway, the huge tandem attached garage providing great for storage and a beautiful rear garden with it's

**Accommodation** 

Entrance Porch 5'9" x 3'6" (1.774 x 1.082)

Entrance Hall 13'5" x 6'1" (4.114 x 1.874)

Cloakroom/Utility 6'1" x 4'10" (1.878 x 1.482)

Lounge Area 13'1" x 11'0" (3.993 x 3.361)

Dining Area 15'0" x 9'9" (4.582 x 2.990)

Kitchen/Breakfast Room 24'1" x 11'10" (7.349 x 3.608)

First Floor Landing 10'3" x 9'2" (3.130 x 2.802)

Bedroom One 11'2" x 11'2" (3.422 x 3.416)

Bedroom Two 15'8" x 8'5" (4.792 x 2.585)

Bedroom Three 12'1" x 11'5" (3.705 x 3.492)

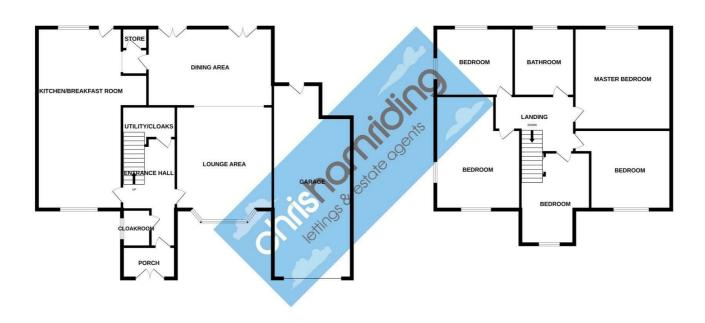
Bedroom Four 13'2" x 9'4" (4.020 x 2.853)

Bedroom Five 8'6" x 7'8" (2.601 x 2.358)

Family Bathroom 7'10" x 6'1" (2.406 x 1.878)

Garage 26'1" x 8'1" (7.960 x 2.484)

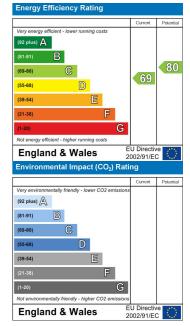
GROUND FLOOR 1ST FLOOR



#### **Area Map**

# Crewe Rd 20 SYDNEY (39-54) Haslington Rd (92 plus) 🔼 Hungerford Rd (81-91) Googla Crewe Green Rd Crewe Green Varrow Ln Map data @2025

### **Energy Efficiency Graph**



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.







