

## 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 W/C, 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)

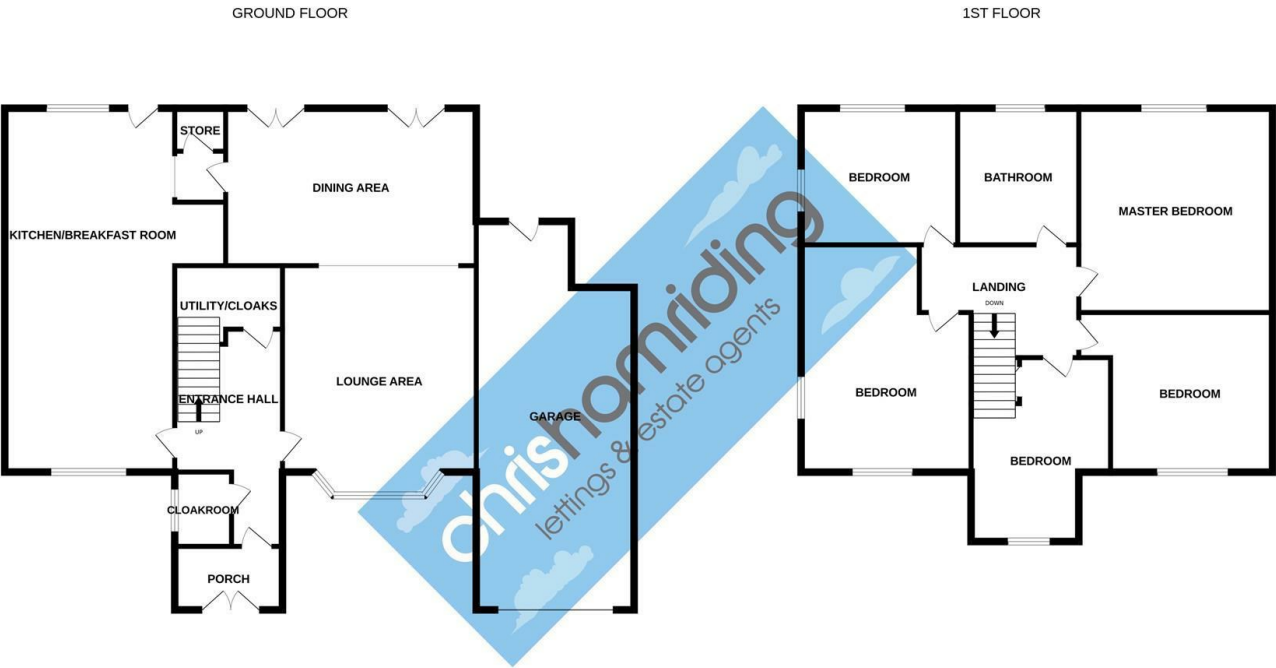
Bedroom Four 13'2" x 9'4" (4.020 x 2.853)

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

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

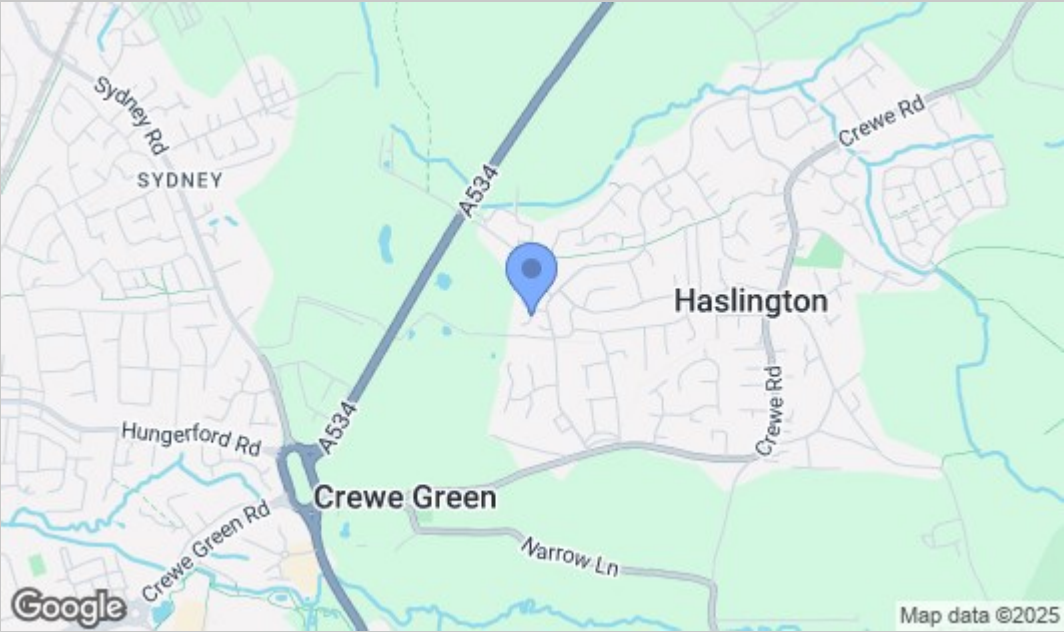
Garage 26'1" x 8'1" (7.960 x 2.484)

Floor Plan

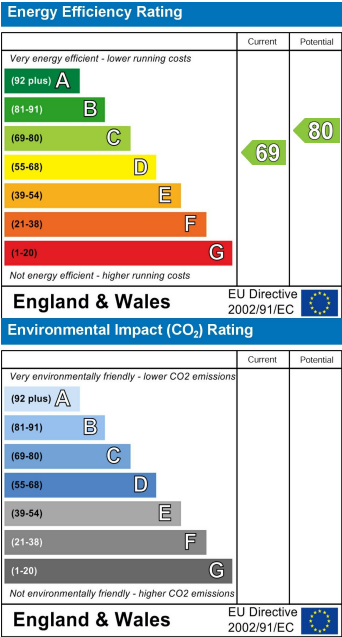


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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