



Brampton Court, Peterborough
£280,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Detached Family Home
- No Forward Chain
- Three Bedrooms
- Downstairs Shower Room
- Utility Room

This Extended Detached Family Home which is being sold with No UPWARD CHAIN benefits from being set back from the main road and is located close to local shops and schools, it also fronts onto an open green area, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor, doors giving access to, Lounge with views over the open green area, Fitted Kitchen with a matching range of base and eye level units with worktop space, stainless steel sink unit, built-in five ring gas hob, electric oven, plumbing for a dishwasher, space for a fridge/freezer, opening to the L-shaped Conservatory which has French doors opening out to the rear garden, doorway to the Utility Room with a stainless steel sink unit, worktop space and plumbing for a washing machine under. Door to the Downstairs Shower Room comprising of a tiled shower cubicle, low



level WC and a pedestal wash hand basin. First Floor Landing has doors to the Three Bedrooms, bedroom 1 has been extended so has a sleeping area and a study/dressing area. The Family Three Piece Bathroom Suite comprises of a panelled bath with a hand shower attachment, low level WC and a pedestal wash hand basin. OUTSIDE, front garden is enclosed with various plants and shrubs, side gated access to the Enclosed Rear Garden which is mainly paved making it low maintenance, there is plenty outside power points, wooden garden shed, courtesy door to the Workshop which has been converted from the original garage, it has a door opening out to the driveway which provides off road parking for two cars.

Entrance Hall - 5'9"max x 5'max (excluding stairs)

Lounge - 17'9" x 12'

Kitchen Area - 17'9"max x 8'6"max

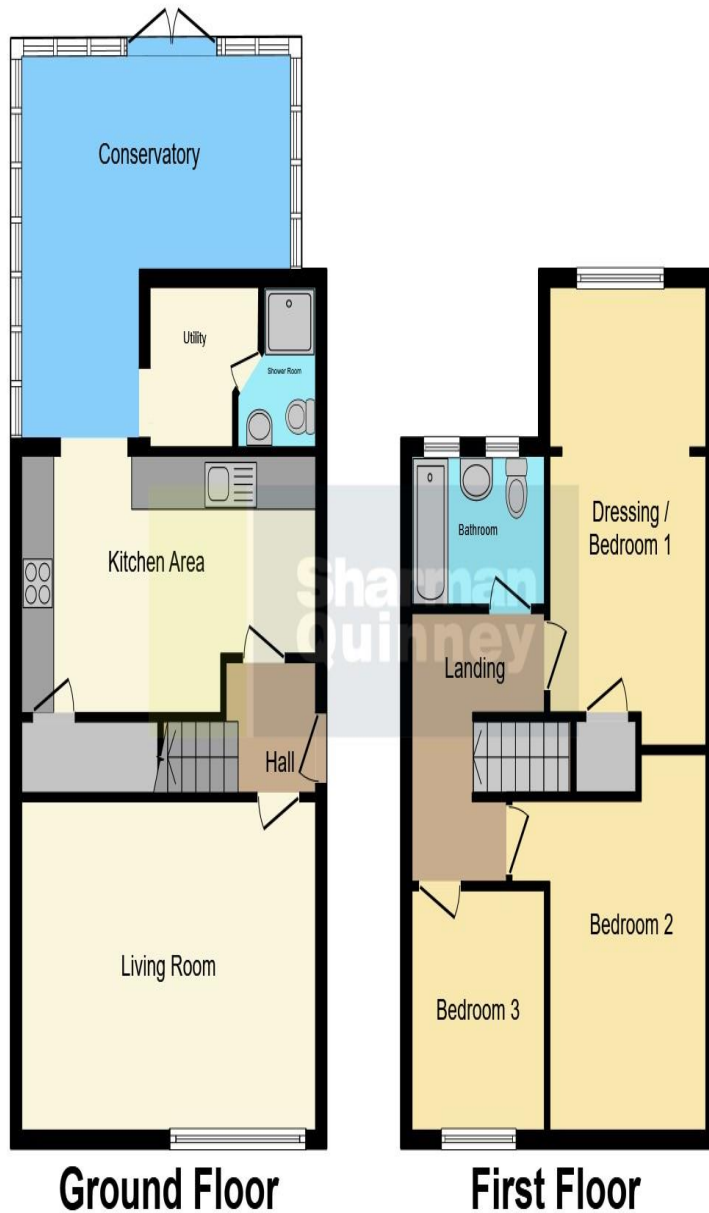
Understairs Cupboard - 7'3"max x 2'8"max

Conservatory - 17'4"max x 14'6"max (l/shaped room)

Utility Room - 6'7"max x 5'9"max

Downstairs Shower Room - 6'7"max x 3'9"max (including shower cubicle)





First Floor Landing

Bedroom 1- 17'9"max x 9'9"max (extended bedroom)

Bedroom Area - 10'9"max x 9'6"max (including airing cupboard)

Study/Dressing Area - 8'7" x 6"

Bedroom 2 - 13.8"max x 9'7"max (excluding door recess)

Bedroom 3 - 8'9" x 8'

Family Bathroom - 8'1"max x 5'5"max (including three piece suite)

Workshop - 25'4"max 7'9"max (converted from original garage)


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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