



**Hayward  
Tod**

**5 bedroom Detached House | 85 Townfoot Park | Brampton | CA8 1RZ**

**Fixed Price £350,000**







The largest home on the development. A sizeable 5 bed, 1 en-suite. Good living space. Walking distance to amenities and William Howard Secondary School. Convenient for access to A69 and Carlisle/Newcastle. Significant further potential.

entrance hallway and stairs | sitting room | living room | W.C. | kitchen with island seating | utility | main bedroom with en-suite shower | four further double bedrooms | four piece family bathroom | large landing | ample paved driveway | rear garden | double glazing | gas central heating | EPC D | council tax band F | freehold

#### APPROXIMATE MILEAGES

Carlisle 9 | M6 7.5 | Brampton Golf Club 2 | Penrith - North Lake District 25 | Newcastle International Airport 47

**WHY BRAMPTON?** A popular market town to the east of Carlisle, Brampton has a wide range of amenities including shops and services as well as primary and secondary schools. Brampton is well placed for access to the wider region with the A69 for Newcastle and the North East being close to hand. The M6 motorway is a little over 10 minutes drive to the west. For those looking to engage in outdoor pursuits, Brampton Golf Club and Talkin Tarn are within a couple of minutes drive. Hadrian's Wall and the Lake District National Park are also both within half an hour.

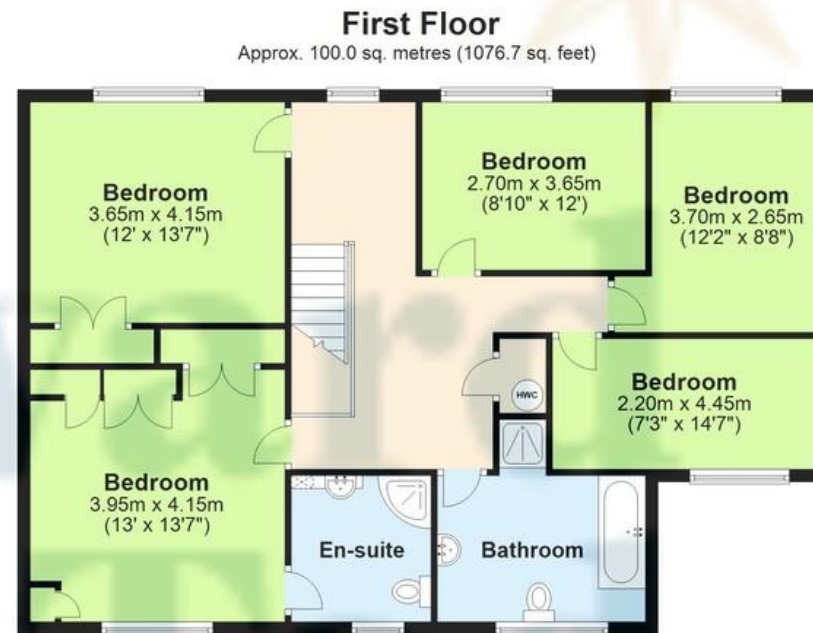
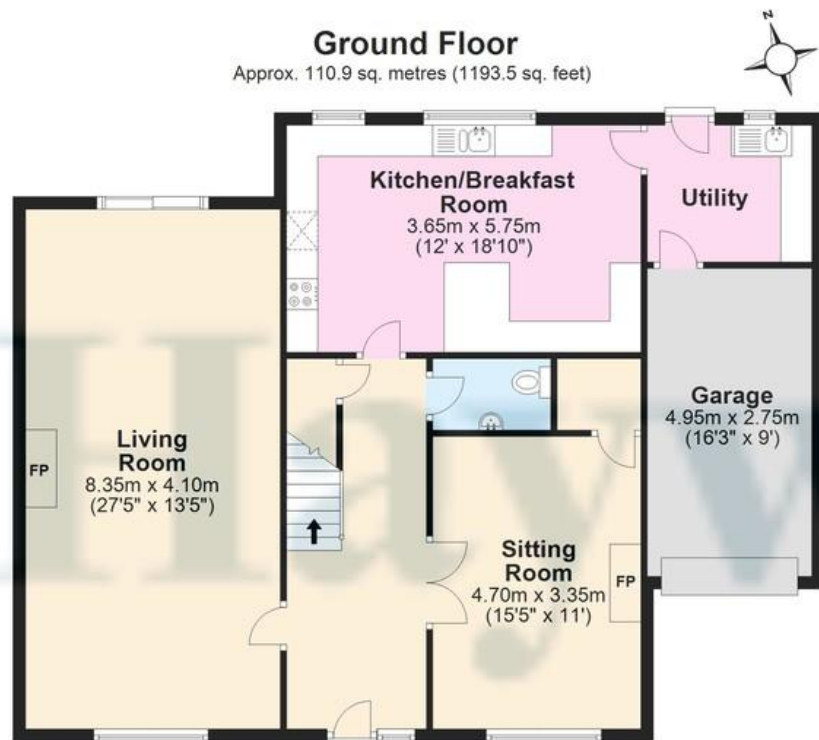


**ACCOMMODATION** Set to the rear of Townfoot Park in a small cul-de-sac, the property is private to the rear and has a good size paved driveway to the front. A wide entrance hall welcomes you in to the property and also houses the stairs to the first floor and a cloakroom W.C. There is a large front to back sitting room with doors out to the rear garden and a second sitting room across the hallway. At the rear is a large kitchen within breakfast bar seating and a range of fitted units. A utility room provides access from the kitchen to the rear garden. To the first floor there are five bedrooms



all set around a large landing. The main bedroom has fitted wardrobes and a generous en-suite shower. There are four further bedrooms all of which are a good size and a large family bathroom. The property is fully double glazed and gas centrally heated. The garden at the rear of the property is afforded good privacy and is laid to lawn. There is further potential to landscape should it be desired. The property has a paved driveway to the front and sits back from the road owing to it being a corner plot. There is no passing traffic thanks to the cul-de-sac location and the distance from the main road gives the property a peaceful situation. A reluctant sale forces this property, which has been under the same ownership for 27 years, to the market.





Total area: approx. 210.9 sq. metres (2270.2 sq. feet)

## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.