

Wadsworth Park, Branthwaite, CA14 4SR

Price Guide £420,000

Council Tax Band: E



Price Reduced

Welcome to number 8 Wadsworth Park, Branthwaite. A truly stunning, four bedroom executive home with gorgeous gardens and uninterrupted views across open countryside. Set on a large, end plot in a quiet, residential cul de sac, this fantastic property really does tick all the boxes required in a family home.

Thoughtful design has placed the bedrooms on the ground floor, allowing the first floor living area to benefit from the spectacular views. An intermediate floor links the ground and first floor by two half-stairs, giving the property the feel of a large, detached bungalow.

The heart of this home is the beautiful, spacious lounge, that really has to be experienced to be fully appreciated. Full height, double glazed units dominate one wall, framing the views over the garden and countryside beyond. Additional windows on two further elevations maximise the natural daylight, whatever the weather or time of day. A contemporary, woodburning stove offers the promise of cosy, winter nights, and complements the fully serviced, gas central heating system.

A neat, modern kitchen offers lots of storage and worktop space, as well as having room for a breakfast table and chairs. Integrated appliances include an oven, hob, fridge freezer, microwave and dishwasher. The adjoining dining room easily houses a full sized dining table, and also has views of the garden and countryside - perfect for family mealtimes. A good-sized office/study completes the first floor accommodation.

The ground floor houses four, double bedrooms, three of which have built-in wardrobes. The master bedroom has an en suite shower room and the first floor accommodation is completed by a family bathroom.

The enormous double garage, extending to approximately 24m<sup>2</sup>, doubles as a workshop/storage space, with 4 large windows that maximise natural daylight.

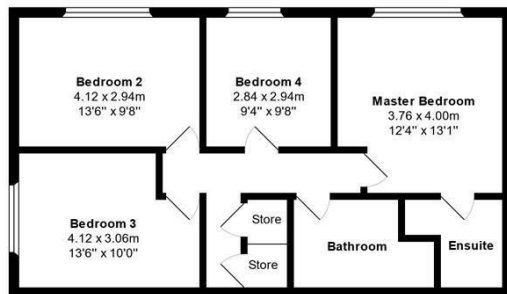
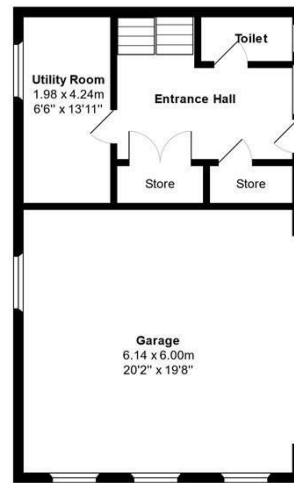
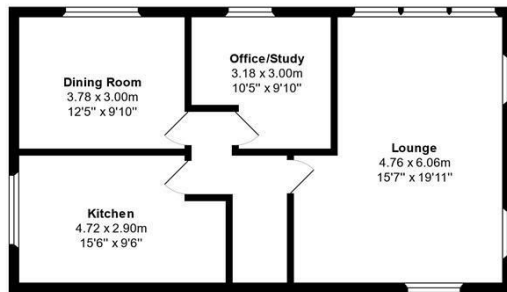
In summary, a wonderful family home set in beautiful grounds in a great location, Early viewing is highly recommended.



Open House West Cumbria

Floor Plans: 8 Wadsworth Park, Branthwaite

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	73	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	