

8 Wadsworth Park, Branthwaite, CA14 4SR

£450,000

Council Tax Band: E



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. One of the most welcoming and impressive rooms we have ever encountered, 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 was fitted in May 2023 and offers lots of storage and worktop space, as well as having room for a breakfast table and chairs, for informal dining. Integrated appliances include an oven, hob, fridge freezer, microwave and dishwasher. The adjoining dining room easily houses a full sized dining table, perfect for family mealtimes. This room shares the views of the garden and countryside, and lends itself to be utilised as a second reception room. A good-sized office/study completes the first floor accommodation, and adds even more flexibility.

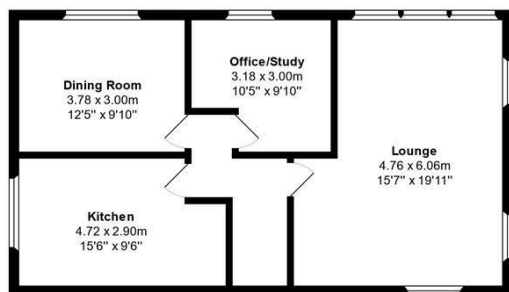
The intermediate floor houses the main entrance, utility room and toilet, as well as a cloakroom cupboard and handy storage cupboard. The enormous double garage, extending to approximately 24m<sup>2</sup>, is also on this intermediate level. Natural daylight is provided by four, large windows, tran



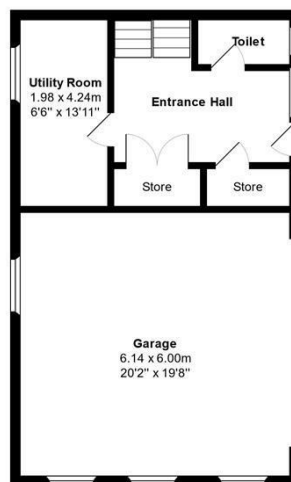
Open House West Cumbria

**Floor Plans: 8 Wadsworth Park, Branthwaite**

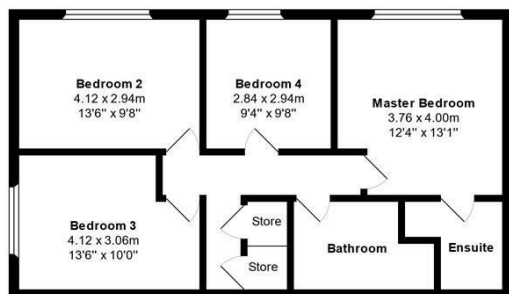
Not to Scale: Dimensions and layout for guidance only



First Floor



Entrance Hall Level



Ground Floor

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