

# HUNTERS<sup>®</sup>

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## Pepperill Place

Brampton, CA8 1AG

Guide Price £440,000



- Executive Detached "Masterton" Story Home
- Spacious, Versatile Modern Living
- Large Living Room & Additional Office/Study
- Four Piece Family Bathroom
- Front & Rear Gardens
- Sought After "Winchester Place" Development in Brampton
- Beautiful Open Plan Dining Kitchen with Bi-Folding Doors & Island
- Five Bedrooms with Two En-Suites
- Integral Double Garage & Block Paved Driveway
- EPC - B

Tel: 01228 584249

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This five bedroom detached "Story Home" is the epitome of modern family living, nestled nicely within a peaceful development towards the outskirts of Brampton. Designed with living and entertaining in mind, the property boasts a most beautiful dining kitchen with central island and bi-folding doors with the addition of a large living room and additional office/study, perfect for home workers. Heading upstairs you have five excellently sized bedrooms including two modern en-suite shower rooms and family bathroom. If you are searching the market for a spacious and flexible home for your family, this home is a one for the must-view list.

The newly constructed accommodation briefly comprises hallway, living room, dining kitchen, utility room, office/study and WC/cloakroom to the ground floor with a landing, five bedrooms, two en-suite shower rooms and family bathroom on the first floor. Externally the property has front and rear gardens, off road parking and an integral double garage. Gas central heating and double glazing throughout. EPC - B and Council Tax Band - E.

Winchester Place is conveniently located within Brampton, just off Carlisle Road and within walking distance of the town centre and William Howard School. The market town boasts many amenities including doctors' surgery, shops, public houses and both primary and secondary schools. Access to the A69 within minutes with the M6 motorway being within 15 minutes drive. Hadrian's Wall, Brampton Golf Club and Talkin Tarn are all within a short drive, with the Lake District National Park being within 45 minutes drive.

## HALLWAY

Entrance door from the front with internal doors to the living room, dining kitchen, study/office, WC/cloakroom and integral garage. Stairs to the first floor, large storage cupboard with double doors, double glazed window to the front aspect, radiator and Amtico flooring.

## LIVING ROOM

Radiator and double glazed French doors with double glazed side windows to the rear garden.

## DINING KITCHEN

Modern handleless Nixons fitted kitchen with central island and breakfast bar comprising a range of base, wall and drawer units with matching Silestone worksurfaces and upstands above. Two integrated eye-level AEG ovens, electric induction hob, extractor unit, integrated fridge freezer, integrated dishwasher, inset one and a half bowl stainless steel sink with mixer tap, recessed spotlights, Amtico flooring, two radiators and double glazed bi-folding doors to the rear garden. Internal door to the utility room. Ample space for dining furniture.

## UTILITY ROOM

Fitted base and tall units with matching Silestone worksurfaces and upstands above. Room for washing machine, inset one bowl stainless steel sink with mixer tap, radiator, extractor fan, Amtico flooring and external door to the side elevation.

## WC/CLOAKROOM

Two piece suite comprising WC and wash hand basin. Porcelanosa part tiled walls, Amtico flooring, radiator, extractor fan and obscured double glazed window.

## STUDY/OFFICE

Radiator, Amtico flooring and double glazed window to the front aspect.

## LANDING

Stairs up from the ground floor with internal doors to five bedrooms and the family bathroom. Storage cupboard, radiator and loft access point.

## BEDROOM ONE

Double bedroom complete with radiator, double glazed window to the front aspect and Hammonds fitted wardrobes with sliding doors. Internal door to the en-suite shower room.

## BEDROOM ONE EN-SUITE

Three piece suite comprising WC, wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Porcelanosa part tiled walls, ceramic tiled floor, chrome towel rail, recessed

spotlights, extractor fan and obscured double glazed window.

## BEDROOM TWO

Double bedroom complete with radiator and double glazed window to the rear aspect. Internal door to the en-suite shower room.

## BEDROOM TWO EN-SUITE

Three piece suite comprising WC, wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Porcelanosa part tiled walls, ceramic tiled floor, chrome towel rail, recessed spotlights, extractor fan and obscured double glazed window.

## BEDROOM THREE

Double bedroom complete with radiator and two double glazed windows to the front aspect.

## BEDROOM FOUR

Double bedroom complete with radiator and double glazed window to the rear aspect.

## BEDROOM FIVE

Large single bedroom complete with radiator and double glazed window to the rear aspect.

## FAMILY BATHROOM

Four piece suite comprising WC, wash hand basin, bath with hand shower attachment and shower enclosure benefitting a mains shower with rainfall shower head. Porcelanosa part tiled walls, ceramic tiled floor, chrome towel rail, recessed spotlights, extractor fan and obscured double glazed window.

## INTEGRAL GARAGE

Large integral garage complete with electric up and over garage door to the front driveway with power and lighting internally. Wall mounted gas boiler.

## EXTERNAL

To the front of the property is a block-paved driveway providing off road parking for two vehicles with a lawned front garden. Side access pathway with gate to the rear garden. The rear garden is enclosed benefitting two paved seating areas, lawned garden with mature trees and borders throughout. Cold water tap to the side elevation.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - framework.offline.goose

## PLEASE NOTE

We have been advised there is an annual service charge of approximately £81 per annum for the upkeep of the development.

# Floorplan



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1951.38 ft<sup>2</sup>  
181.29 m<sup>2</sup>

Reduced headroom  
3.35 ft<sup>2</sup>  
0.31 m<sup>2</sup>

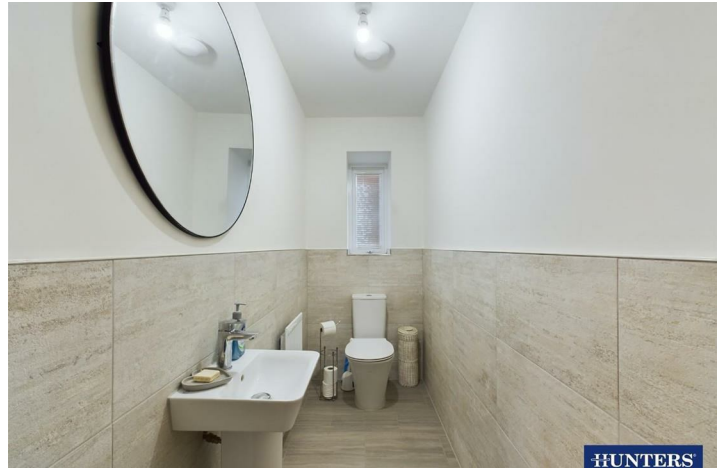
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

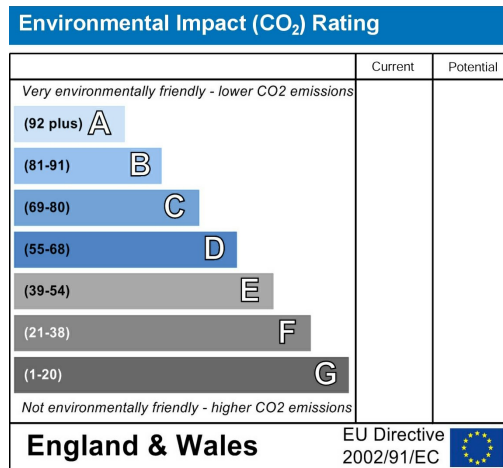
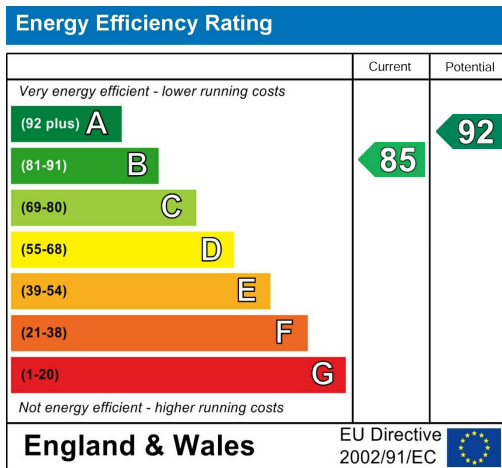
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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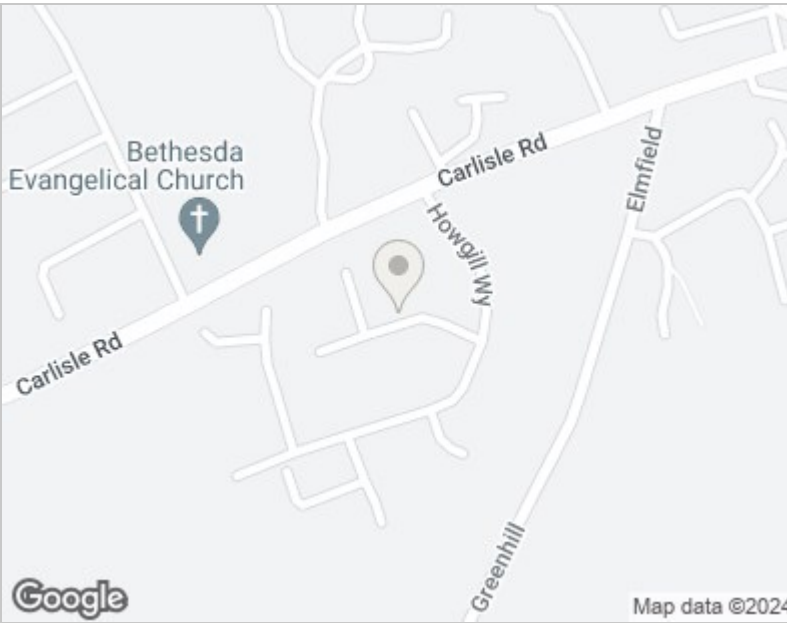
## Energy Efficiency Graph



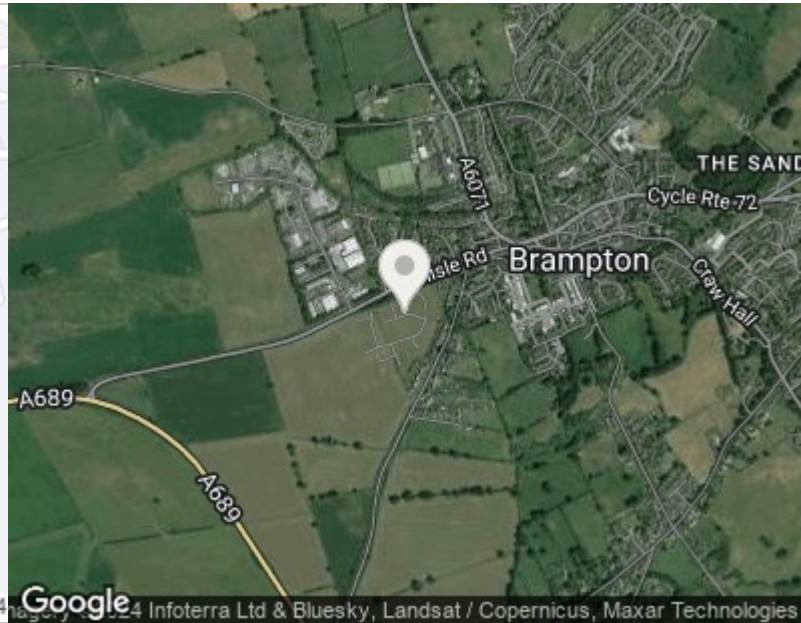
## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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