



## Parkhead Road

Brampton, CA8 1DF

Guide Price £260,000



- Extended Semi-Detached Family Home
- Well Presented Throughout
- Living Room & Family Room
- Family Bathroom & Downstairs WC
- Perfectly Located within Brampton

- Exceptionally Sized Rear Garden
- Open Plan Kitchen & Dining Room
- Four Generous Bedrooms with Master En-Suite
- Off-Road Parking & Detached Garage
- EPC - C

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This outstanding four bedroom family home offers an abundance of living and entertaining space internally and enjoys arguably the best plot on Parkhead Road, the size of the rear garden is truly unique. All within walking distance of the town centre and William Howard School, the extended home boasts multiple reception rooms, four generous bedrooms, off-road parking and a garage. If you are searching for a spacious family home with no compromises, this is the perfect property for you. Contact Hunters to schedule your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises entrance hall, hallway, living room, dining room, kitchen, family room and WC/cloakroom to the ground floor with a landing, four bedrooms, master en-suite and family bathroom on the first floor. Externally there are gardens to the front and rear, off-road parking and a detached garage. EPC - C and Council Tax Band - B.

Conveniently located within Brampton, just off Greenfield Lane 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.

## ENTRANCE HALL

8'3" x 3'11" (2.51m x 1.19m)

Entrance door from the front with internal doors to the hallways and WC/cloakroom, tiled flooring, radiator and double glazed window to the front aspect.

## HALLWAY

Internal doors to the living room, dining room and family room, stairs to the first floor landing with an under-stairs cupboard, radiator and further built-in cupboard.

## LIVING ROOM

16'10" x 11'11" (5.13m x 3.63m)

Double glazed window to the front aspect, double glazed French doors to the rear garden patio, radiator and wall-mounted electric fire. Measurements to the maximum points.

## DINING ROOM

11'8" x 10'5" (3.56m x 3.18m)

Double glazed French doors to the rear garden, radiator, tiled flooring, two built-in cupboards and an archway to the kitchen.

## KITCHEN

10'3" x 10'3" (3.12m x 3.12m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated double oven, five-burner gas hob, extractor unit, one and a half bowl sink with mixer tap, space and plumbing for both a washing machine and dishwasher, space for a tumble drier, space for a fridge freezer, under-counter lighting and double glazed window to the rear aspect.

## FAMILY ROOM

10'11" x 10'3" (3.33m x 3.12m)

Double glazed window to the front aspect and radiator.

## WC/CLOAKROOM

5'9" x 3'11" (1.75m x 1.19m)

WC, wash pedestal wash hand basin, chrome towel radiator, extractor fan, tiled flooring and an obscured double glazed window.

## LANDING

Stairs up from the ground floor hallway with internal doors to four bedrooms and bathroom, over-stairs cupboard, further built-in cupboard, loft access point and a double glazed window to the front aspect.

## MASTER BEDROOM

12'3" x 10'6" (3.73m x 3.20m)

Double glazed window to the rear aspect, radiator, loft access point and internal door to the en-suite.

## MASTER EN-SUITE

7'0" x 3'2" (2.13m x 0.97m)

Three piece suite comprising a WC, wash hand basin and shower enclosure with mains shower. Part-tiled walls, tiled flooring, chrome towel radiator, extractor fan and an obscured double glazed window.

## BEDROOM TWO

11'11" x 9'8" (3.63m x 2.95m)

Double glazed window to the rear aspect, radiator and two built-in cupboards.

## BEDROOM THREE

11'11" x 8'6" (3.63m x 2.59m)

Double glazed window to the rear aspect, radiator and built-in cupboard housing the gas boiler.

## BEDROOM FOUR

8'11" x 8'0" (2.72m x 2.44m)

Double glazed window to the front aspect and radiator.

## FAMILY BATHROOM

10'1" x 5'5" (3.07m x 1.65m)

Three piece suite comprising a WC, pedestal wash hand basin and P-shaped bath with electric shower unit. Fully-tiled walls, tiled flooring, chrome towel radiator, extractor fan and obscured double glazed window..

## EXTERNAL

To the front of the property is a lawned garden with borders plus a block-paved driveway extending down the side of the property towards the detached single garage. The rear garden is of excellent size, benefitting a large lawned garden with mature trees, a large paved seating area and garden shed.

## GARAGE

Manual up and over garage door, power and lighting.

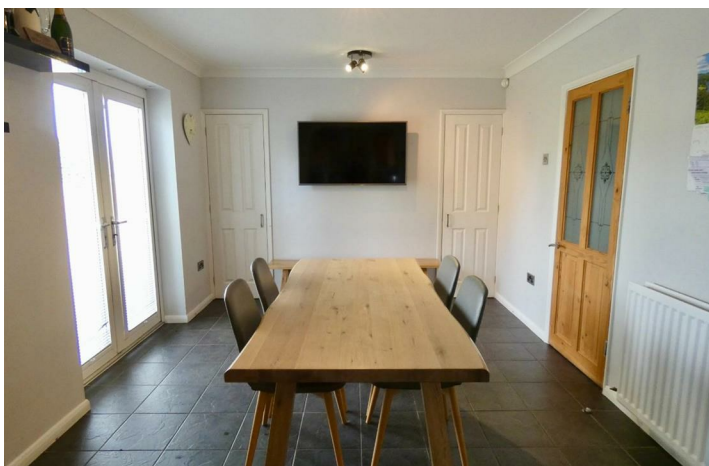
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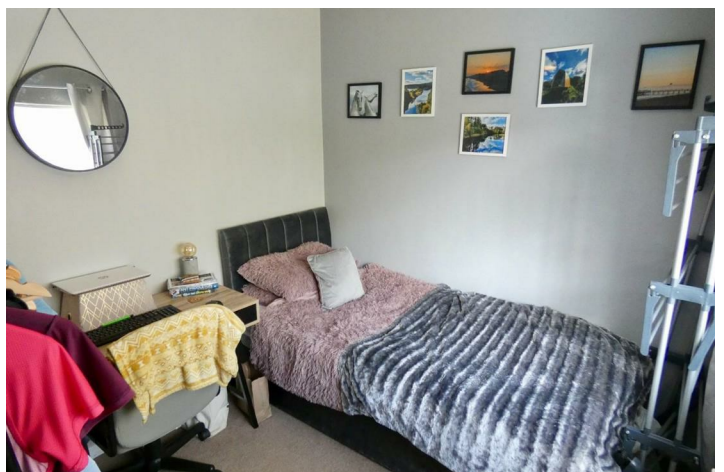
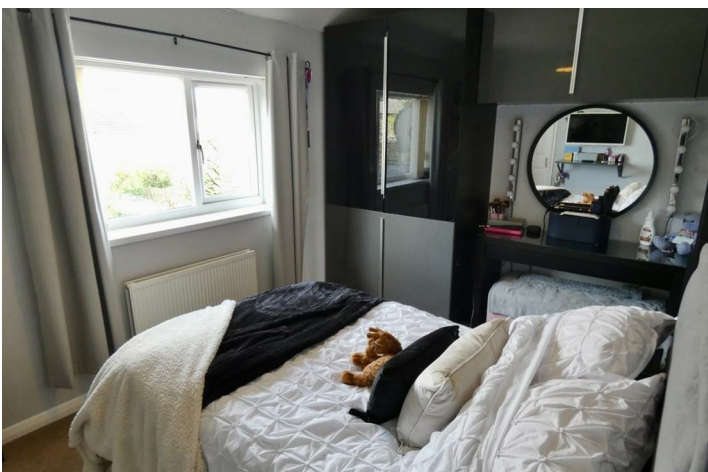
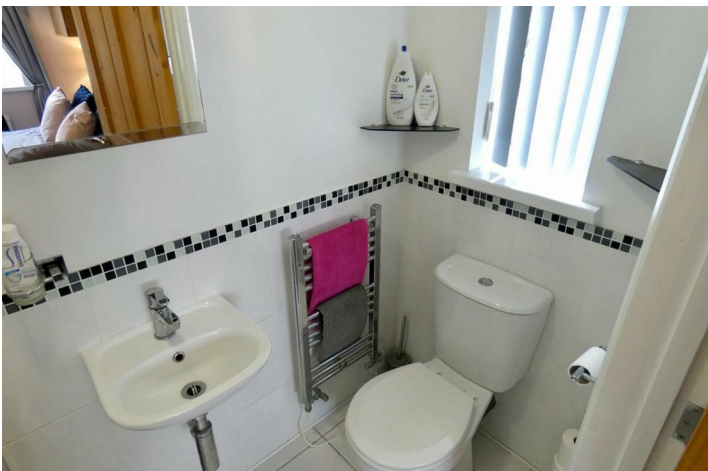
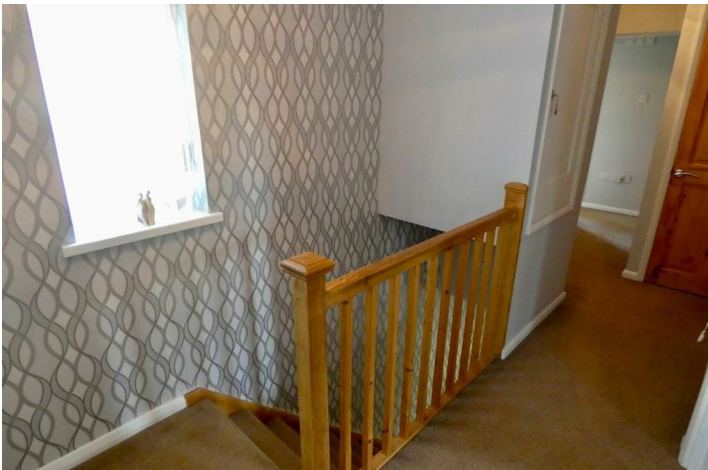
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# Floorplan



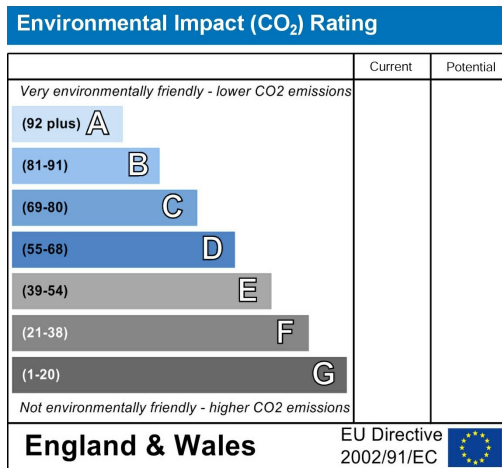
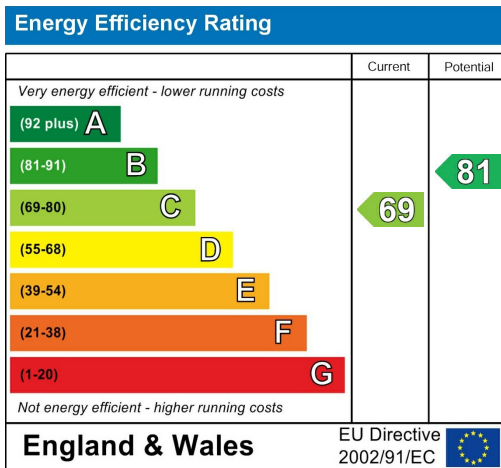
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

