



Brampton Road

Carlisle, CA3 9AW

Guide Price £675,000



- Exclusive Park-Side Location on Brampton Road
- Abundance of Internal Accommodation
- Formal Living and Dining Room with Garden Access
- Five Bedrooms with Three En-Suites & Family Bathroom.
- Gated Driveway with Parking for Multiple Vehicles & Attached Double Garage
- Spacious Link-Detached Family Home
- Excellent Craftsmanship & Attention to Detail
- Fitted Kitchen, Large Family Room & Beautiful Conservatory
- Beautifully Landscaped Gardens with Timber Summerhouse
- EPC - C

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Positioned in an exclusive park-side setting on the highly regarded Brampton Road, this impressive four-reception, five bedroom link-detached residence offers an exceptional standard of living, perfectly suited to family life. Boasting an abundance of well-designed internal space, this thoughtfully crafted home showcases a select range of high-quality finishes, including solid oak doors and two beautifully crafted staircases. While the current décor is neutral and well-presented throughout, there are some finishing touches for the new owner to complete, including floor coverings to the first floor accommodation and ground-floor sitting room. The generous layout, includes a light and bright formal living and dining room, which enjoys direct access to the landscaped rear garden, alongside a well-appointed fitted kitchen, a large and versatile family room, and a stunning conservatory that perfectly frames the garden outlook. Spanning the first and second floors are five spacious bedrooms, three of which benefit from their own en-suites, in addition to a four-piece family bathroom. Of particular note, two of the bedrooms feature private balconies with elevated views over the rear garden and Rickerby Park beyond. Throughout the home, there is underfloor heating, adding a touch of elegance, along with double glazed windows.

The property is set within tastefully landscaped gardens, complete with a charming timber summerhouse, offering both privacy and tranquillity. Secure gated access leads to a private driveway with parking for multiple vehicles and an attached double garage, ensuring both practicality and kerb appeal.

This is a rare opportunity to acquire a substantial and stylish home in one of Carlisle's most sought-after locations. Contact Hunters today to arrange your viewing.

EPC - C, Council Tax Band - F.

Situated on Brampton Road, a highly sought after address to the North of Carlisle, with local conveniences including convenience stores, supermarkets, bars, restaurants, Houghton Hall Garden Centre and North Carlisle Medical Practice all within close proximity. For the little ones, you have the desirable Stanwix Primary School close by and reputable Secondary Schools within the City Centre. Access to a range of major transport routes including the M6 (J44), A69, A7 and A595 are all within a short drive.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living & dining room, kitchen, sitting room, WC and annexe, stairs to the first floor landing with an under-stairs cupboard, double glazed window to the side aspect and an obscured double glazed window to the front aspect.

LIVING & DINING ROOM

Living Area:

Double doors to the family room, double glazed sliding patio doors to the rear garden with double glazed side panels, and an electric fireplace. (The owner advises that the electric fire could be replaced with a gas fire as there is a gas connection available)

Dining Area:

Double doors to the kitchen, double glazed patio doors to the rear garden and a double glazed window to the side aspect.

KITCHEN

Fitted kitchen comprising a range of base and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, five-burner gas hob, extractor unit, space for an American-style fridge freezer, integrated dishwasher, integrated wine cooler, tiled flooring and a double glazed window to the side aspect.

FAMILY ROOM

Double glazed window to the front aspect and double glazed patio doors to the conservatory with double glazed side panels.

CONSERVATORY

Double glazed patio doors to the rear garden and double glazed windows.

SITTING ROOM

Double glazed window to the front aspect and a marble fireplace with electric fire.

WC/CLOAKROOM

Two piece suite comprising a WC and vanity unit with wash basin. Fully-boarded walls, extractor fan and an obscured double glazed window.

ANNEXE

Living Area:

External door to the front driveway.

Kitchen Area:

Fitted kitchen comprising a range of base and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, two-bowl Belfast sink with mixer tap, space and plumbing for a washing machine, space for an under-counter fridge or freezer, double glazed window to the side aspect and an external door to the side courtyard area.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway with galleried landing, further staircase to the second floor landing, internal doors to the master bedroom, bedroom two and bedroom three, walk-in cupboard, double glazed window to the front aspect and an obscured double glazed window. The walk-in cupboard includes the wall-mounted gas boiler, shelving, lighting and the manifold for the underfloor heating.

MASTER BEDROOM, EN-SUITE & BALCONY

Master Bedroom:

Double glazed patio doors to the balcony, double glazed window to the rear aspect, wall-mounted electric fire, built-in wardrobe and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin and a shower enclosure with electric shower unit. Fully-tiled walls and an extractor fan.

Balcony:

Composite decking, glass balustrades, external lighting and an external electricity socket.

BEDROOM TWO & EN-SUITE

Bedroom:

Double glazed patio doors to the balcony and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin and a corner shower enclosure with mains shower. Fully-tiled walls, extractor fan and a

double glazed window to the side aspect.

Balcony:

Composite decking, glass balustrades, external lighting and an external electricity socket.

BEDROOM THREE & EN-SUITE

Bedroom:

Double glazed window to the front aspect, walk-in wardrobe with lighting internally and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin and a shower enclosure with electric shower. Fully-tiled walls and an extractor fan.

SECOND FLOOR:

LANDING

Stairs up from the first floor landing and internal doors to bedrooms four and five.

BEDROOM FOUR

Two double glazed Velux windows and an eaves-access point.

BEDROOM FIVE

Double glazed Velux window and a loft-access point.

BATHROOM

Four piece suite comprising a WC, vanity unit with wash basin, bathtub and an open shower enclosure with electric shower unit. Fully-tiled walls, extractor fan and a double glazed Velux window.

EXTERNAL:

Front Driveway:

To the front of the property is a block-paved driveway allowing off-street parking for multiple vehicles. Access to the driveway is via a metal electric sliding gate, with further access from the driveway into the garage, main property and annexe.

Rear Garden:

To the rear of the property is a beautifully landscaped garden, including a large patio with lawn to the upper level, with steps down to a terrace area with lawn and borders. Within the rear garden is a large timber summerhouse with veranda. Beyond the lower terrace area is a further garden area which extends down towards Rickerby Park. To the side of the property, accessible from the rear garden, is a fully-paved courtyard area which includes an external cold water tap.

SUMMERHOUSE

Timber summerhouse with veranda, power and lighting internally.

GARAGE

Electric sectional garage door, power and lighting.

WHAT3WORDS

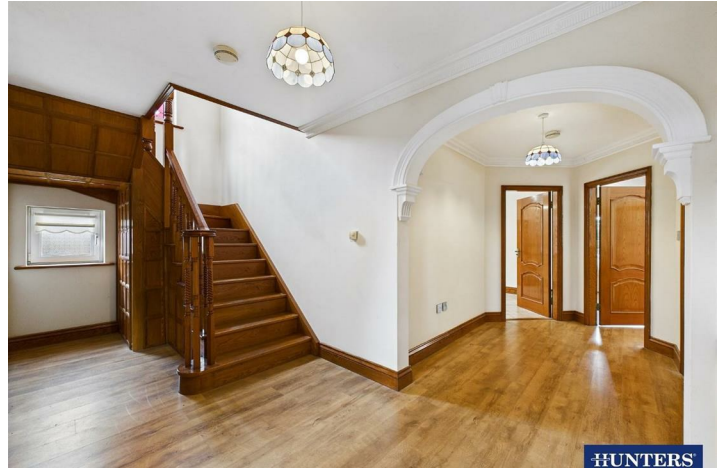
For the location of this property please visit the What3Words App and enter - below.sheets.idea

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

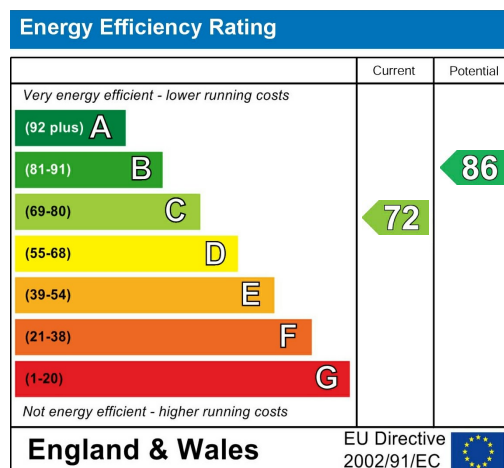
Floorplan







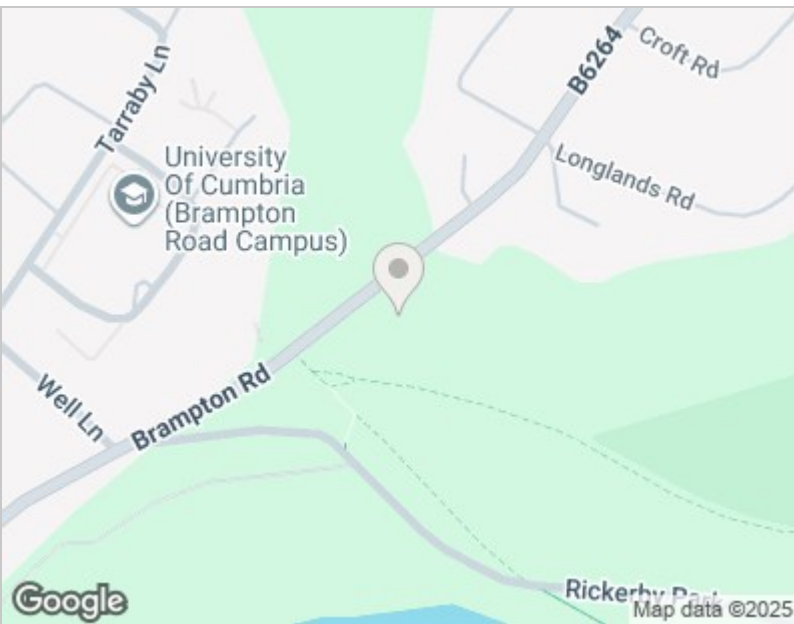
Energy Efficiency Graph



Viewing

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

Road Map



Hybrid Map



HUNTERS
HERE TO GET YOU THERE

Tel: 01228 584249



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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