



11 Showfield, Brampton – CA8 1NY

Guide Price £285,000

PFK

11 Showfield

The Property

This superb four bedroom detached house presents a fantastic opportunity for a family seeking a spacious and comfortable home. Nestled in a quiet cul-de-sac location, this detached family residence boasts front and rear gardens, driveway parking, and an integral garage with an electric door. The property features a dual aspect lounge, offering an abundance of natural light, creating a bright and airy living space. With the added benefit of being offered with no onward chain, this property is ideal for those looking to make a swift and hassle-free move. Situated in the heart of Brampton, this home is highly sought after within the local community, being well-placed for the excellent William Howard Secondary School and other popular local schools. Outside, the property offers a delightful outdoor space perfect for relaxation and entertaining. The lawned front garden is beautifully landscaped with mature shrub borders and planting, creating a welcoming entrance. The rear garden has a substantial concrete brick effect outhouse with power & lighting, a large patio area, and steps leading up to a raised lawn, providing ample space for outdoor activities. Additional benefits include gated pedestrian access around the side of the property and driveway parking for up to 3 vehicles. The integral garage, with an electric door and a pedestrian door into the utility room, adds convenience and practicality to this already exceptional family home.





11 Showfield

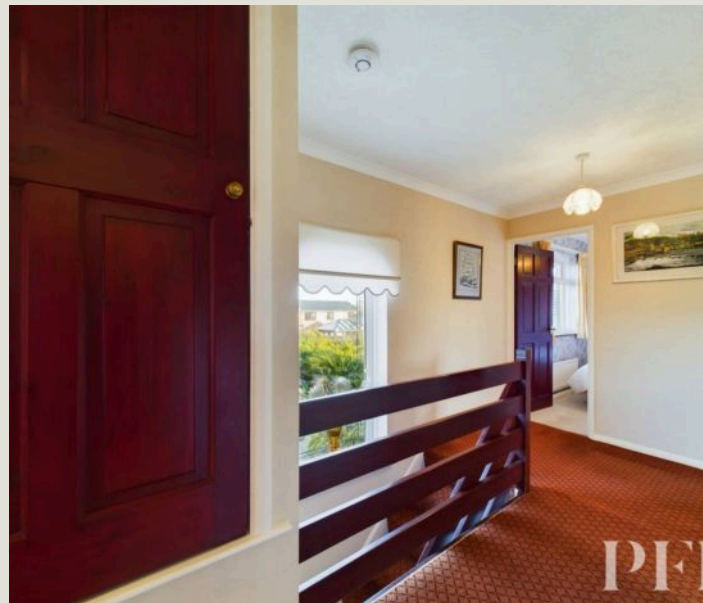
Location & Directions

Brampton is a charming market town well located with easy access to the A69. Situated just south of the border with Scotland, and with panoramic surrounding views of the scenic landscapes of the North Pennines AONB. The town is well-known for its historic architecture, local markets, and proximity to Hadrian's Wall, an iconic UNESCO World Heritage site. Brampton is only a short distance from the wall, making it a popular base for visitors exploring this ancient Roman frontier, with easy access to significant archaeological sites along the wall. Its location offers both tranquility and rich historical significance.

Directions

11 Showfield can be located with the postcode CA8 1NY and identified by a PFK For Sale board. Alternatively by using What3Words: [///laying.subsets.nametag](https://www.what3words.com/laying.subsets.nametag)

- Detached family home in a quiet cul-de-sac location
- Front and rear gardens, driveway parking and integral garage with electric door
- Spacious living accommodation with dual aspect lounge
- Tenure - Freehold
- EPC rating D
- Council Tax - Band D



ACCOMMODATION

Entrance

Porch

7' 11" x 3' 11" (2.42m x 1.19m)

Hallway

Cloakroom WC

6' 6" x 4' 1" (1.98m x 1.24m)

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m)

Utility Room

8' 6" x 4' 10" (2.58m x 1.47m)

Integral Garage

16' 7" x 8' 10" (5.05m x 2.68m)

Dining Room

10' 4" x 9' 8" (3.15m x 2.95m)

Lounge

17' 2" x 11' 8" (5.24m x 3.55m)

Conservatory

12' 0" x 7' 3" (3.65m x 2.20m)

FIRST FLOOR LANDING

Bedroom 1

12' 5" x 10' 7" (3.79m x 3.22m)

Bedroom 2

11' 8" x 9' 7" (3.56m x 2.93m)

Bedroom 3

8' 6" x 7' 6" (2.60m x 2.29m)

Bedroom 4

10' 6" x 7' 1" (3.20m x 2.17m)

Bathroom

9' 3" x 6' 6" (2.81m x 1.98m)





FRONT GARDEN

Lawned front garden with mature shrub borders and planting.

REAR GARDEN

With brick outhouse, large patio area and steps up to raised lawn area. Gated pedestrian access around the side of the property.

DRIVEWAY

3 Parking Spaces

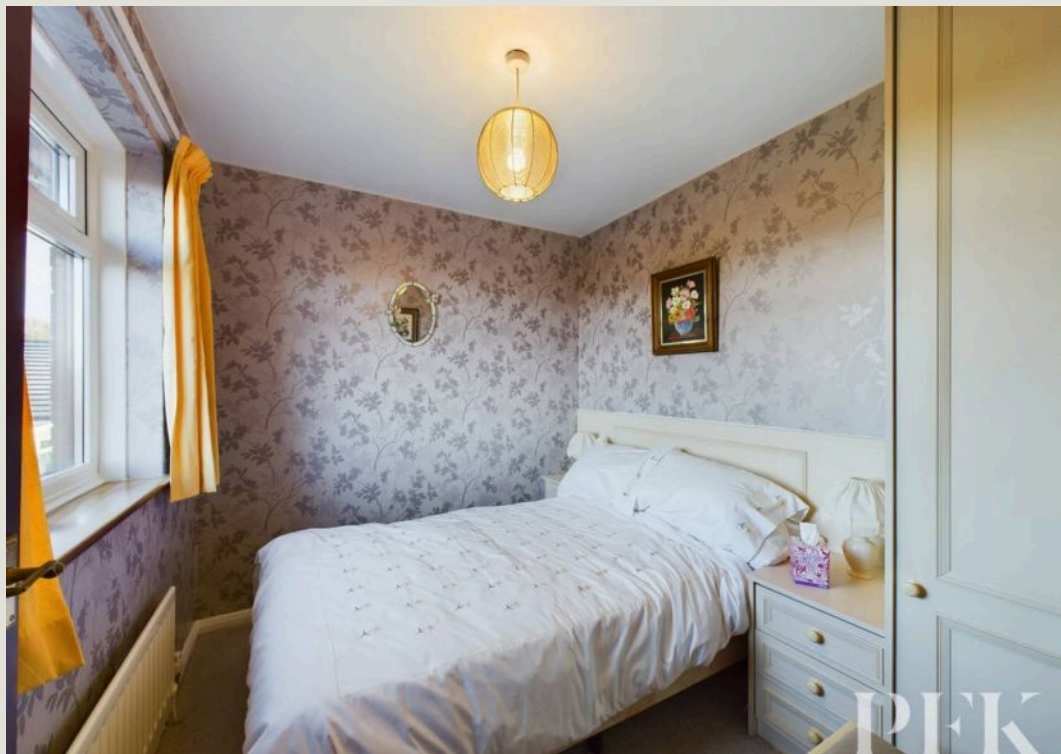
Driveway parking to the front for up to 3 vehicles.

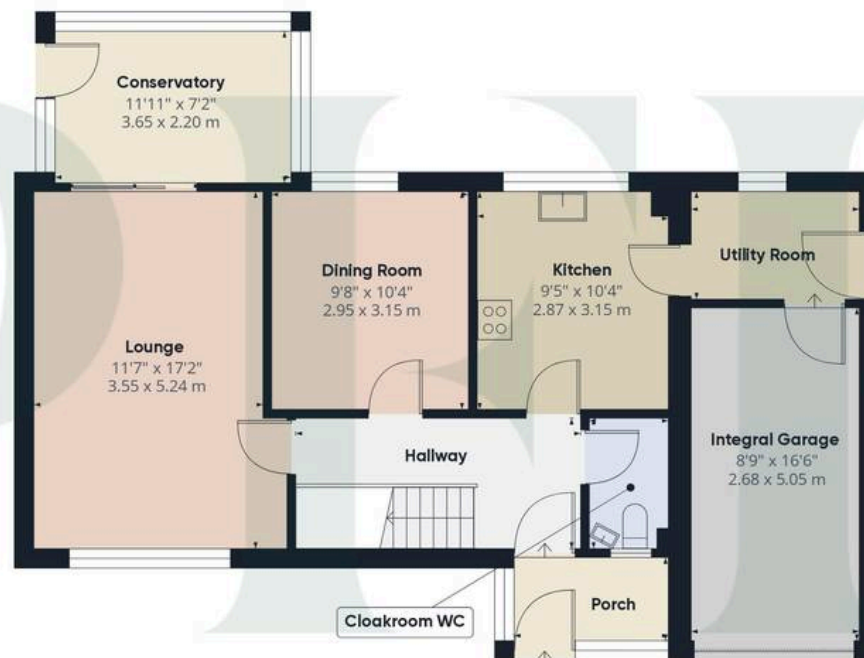
GARAGE

Single Garage

With electric door, integral to the property with pedestrian door into the utility room.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1352.26 ft²

125.63 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	65	78

England, Scotland & Wales

EU Directive
2002/91/EC



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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