



Jocks Hill

Brampton, CA8 1UT

Guide Price £320,000



- Spacious & Modern Detached Bungalow
- Contemporary Dining Kitchen with Quartz Worksurfaces
- Three Good-Sized Bedrooms with Master En-Suite
- Beautifully Landscaped & Established Gardens
- Excellent Storage Internally & Two Lofts with Boarding & Lighting
- Peaceful Residential Area to the Outskirts of Brampton Town Centre
- Spacious Living Room with High-Efficiency Gas Fire
- Three-Piece Family Bathroom
- Off-Street Parking & Integral Garage
- EPC - D

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Immaculately presented and deceptively spacious, this stunning three-bedroom detached bungalow enjoys a peaceful setting on the outskirts of Brampton town centre and is an ideal choice for those seeking single-level living without compromise. Finished to a high standard throughout, the accommodation includes a sleek contemporary kitchen with quartz worksurfaces, a light-filled living room featuring a stylish high-efficiency gas fire, three generously proportioned bedrooms, a modern family bathroom, and a luxurious principal en-suite. A standout feature is the excellent storage on offer, including two loft spaces, ideal for keeping everything neatly tucked away. Outside, beautifully landscaped and well-maintained gardens provide a tranquil haven for outdoor relaxation and entertaining. Further benefits include off-street parking and an integral garage, adding both practicality and convenience. Early viewing is highly recommended, contact Hunters today to arrange yours.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - D

Located moments from Brampton town centre, this charming market town offers a wide range of amenities, including a doctor's surgery, shops, a bank, post office, public houses, and both primary and secondary schools. The A69 is just minutes away, with junctions 43 and 44 of the M6 motorway reachable within a 15-minute drive. For lovers of the great outdoors, Brampton Golf Club - described as the "Jewel of Cumbria" - is only five minutes away and provides a first-class 18-hole course with stunning panoramic views. Hadrian's Wall is accessible within ten minutes, while the Lake District National Park is just a 30-minute drive. Endless opportunities for beautiful walks and scenic landscapes are right on the doorstep, including Talkin Tarn, perfect for a peaceful morning stroll.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen, three bedrooms and family bathroom, radiator, engineered oak flooring, two storage cupboards, and a loft-access point. The loft includes a pull-down ladder, part-boarding and lighting.

LIVING ROOM

Double glazed window to the front aspect, double glazed patio doors to the side garden, two radiators and a high-efficiency gas fire with granite hearth and back panel.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with quartz worksurfaces and tiled splashbacks above. Electric 'Belling' range cooker, extractor unit, integrated BOSCH microwave, integrated BOSCH dishwasher, space and plumbing for a washing machine, space for a tumble drier, space for a fridge freezer, one and a half bowl sink with mixer tap, radiator, external door to the rear garden, double glazed window to the side aspect and a double glazed window to the rear aspect.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect, radiator 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. Part-tiled and part-boarded walls, chrome towel radiator, extractor fan and a double glazed window to the rear aspect.

BEDROOM TWO

Double glazed window to the front aspect and a radiator.

BEDROOM THREE

Double glazed window to the front aspect and a radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with electric shower over. Part-tiled walls, chrome towel radiator, extractor fan and a double glazed window to the rear aspect.

EXTERNAL:

Front Driveway:

To the front of the property is a block-paved driveway allowing off-street parking for one vehicle. Access from the driveway into the property via the front door, along with access into the garage. There are access gates to

both sides of the bungalow.

Rear & Side Gardens:

To the rear of the property is a beautiful paved seating area, with established borders and a lawned garden. Further to the rear garden is a timber garden shed, a timber summerhouse, and an external cold water tap. To the side of the property is a further lawned garden, with small paved seating area and established borders.

GARAGE

Insulated electric garage door, pedestrian access door, power, lighting and a loft-access point. The loft area includes a pull-down ladder, part boarding and lighting.

WHAT3WORDS

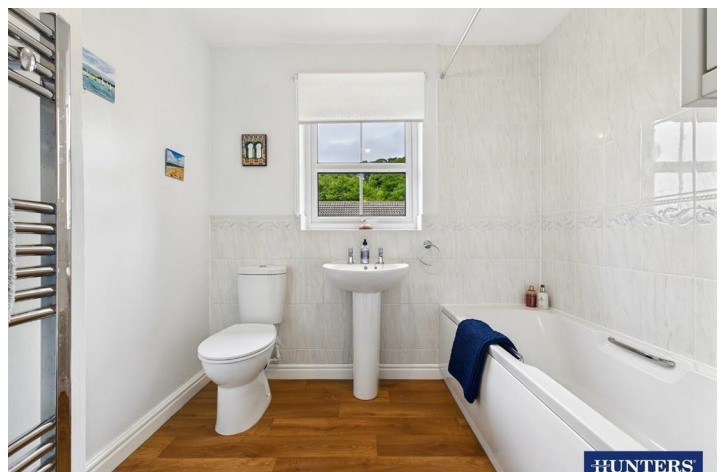
For the location of this property please visit the What3Words App and enter - ourselves.diamond.lurching

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.

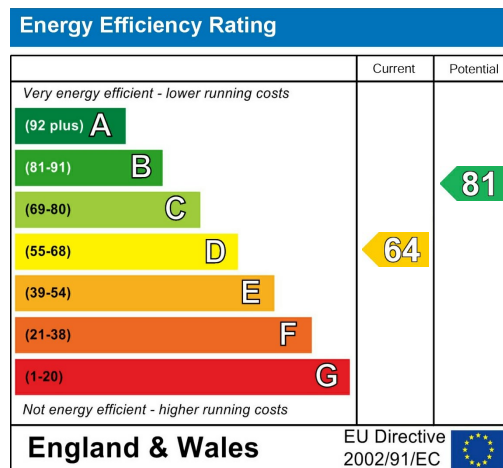
Floorplan







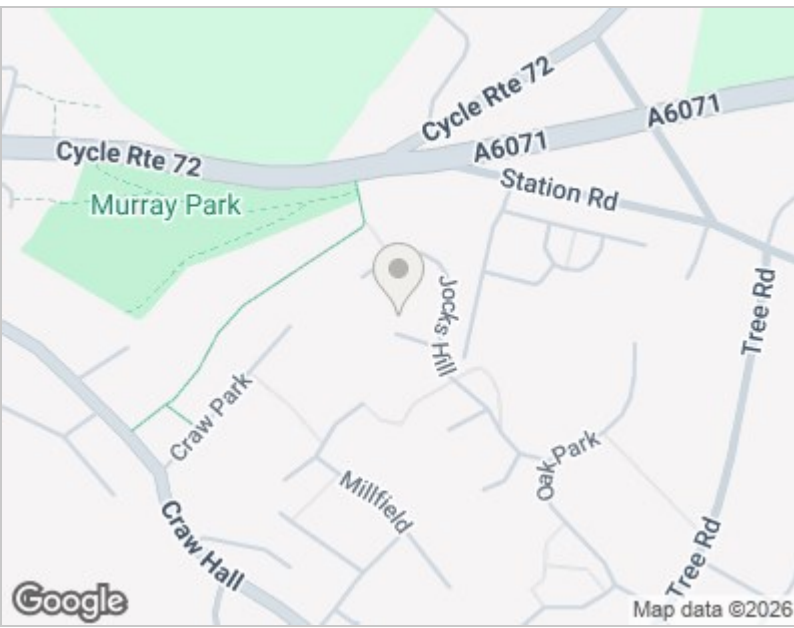
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle 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.

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