



Craigburn | West Hall | Brampton | CA8 2EL

£420,000



**david britton**  
ESTATES



## Key Features

- Detached house
- Three bedrooms
- Three reception rooms
- Kitchen diner
- Two bathrooms plus downstairs WC
- Driveway parking
- Double garage
- Stunning views

## Summary

BEAUTIFUL DETACHED HOME IN A TRULY STUNNING SETTING!

Superb three bedroomed detached family home, with three reception rooms, two bathrooms and a stunning kitchen diner sitting just outside West Hall near the historic market town of Brampton, Incredible views and a manicured garden, what's not to like!





# Floor plans



COUNCIL TAX BAND - D

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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