

Oak Lea, 1 Oak Park, Brampton, CA8 1TP.

Guide Price £275,000

PFK

1 Oak Park

Brampton

This delightful detached bungalow offers two bedrooms, a wet room and a sitting room leading through to a dining room, complemented by a bright sunroom and a practical utility area off the kitchen.

Inside, the hallway provides a welcoming introduction, with neutral décor, fitted carpet and space for freestanding storage. The spacious sitting room has several windows and a seating area with a stone fireplace and decorative timber mantel. An arched recess provides shelving, while a ceiling rose and coving add character. A glazed door to the side opens onto the garden and a sheltered seating area.

The dining room is approached from the sitting room and connects to the sunroom through glazed double doors. The sunroom offers an additional place to sit and enjoy views over the surrounding garden.

The fitted kitchen has wall and base units and generous worktop space. Two windows bring in natural light, while tiled splashbacks and flooring provide a practical finish. The separate utility area off the kitchen offers additional cabinetry and worktop space, room for a washing machine and a glazed stable-style door leading outside.

The accommodation includes a double bedroom with fitted wardrobes and overhead storage, as well as a second bedroom with fitted wardrobes and space for a desk, offering flexibility for home working. The spacious wet room features a shower, a wall-mounted basin and a WC.













1 Oak Park

Brampton

Outside, trees and established shrubs frame the lawned garden, creating a leafy setting for the bungalow. The lawn extends around the front and side of the property, creating an attractive approach, while a sheltered seating area beside the bungalow offers a place to relax. A driveway leads to a garage at the side, providing space for parking and storage. Together, the accommodation and outdoor spaces offer a combination of character, comfort and practicality.

Brampton is a charming market town well located with easy access to the A69 and M6 motorway. 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.

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: D

ACCOMMODATION

Hallway
10' 7" x 5' 10" (3.23m x 1.79m)

Bedroom 1
11' 1" x 10' 7" (3.38m x 3.22m)

Bedroom 2
9' 5" x 6' 11" (2.87m x 2.11m)

Wet Room
7' 7" x 5' 8" (2.32m x 1.72m)

Sitting Room through to Dining Room
24' 8" x 18' 5" (7.53m x 5.61m)

Sun Room
12' 1" x 9' 9" (3.68m x 2.97m)

Kitchen
11' 8" x 7' 10" (3.56m x 2.40m)

Utility Room
5' 5" x 4' 10" (1.65m x 1.48m)

Outside

Garden: Outside, lawned gardens to the front and side are complemented by trees and established shrubs, creating a leafy setting for the bungalow. Seating areas offer space to relax, while a rear courtyard provides a further seating area with raised planting. A driveway to the side leads to the garage, adding practical parking and storage benefits. Together, the gardens and the small courtyard offer a variety of spaces to enjoy the outdoors.

Driveway leading to Garage: 18' 1" x 9' 4" (5.50m x 2.85m)

Please Note: The owner has advised that the gas fire in the sitting room is currently out of order and has been switched off, and that the kitchen fridge is also out of order.













ADDITIONAL INFORMATION

Directions

The property can be located via the Post Code:CA8 1TP or by using what3Words:///blueberry.bulb.hockey

Services

Mains electricity, gas, water & drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

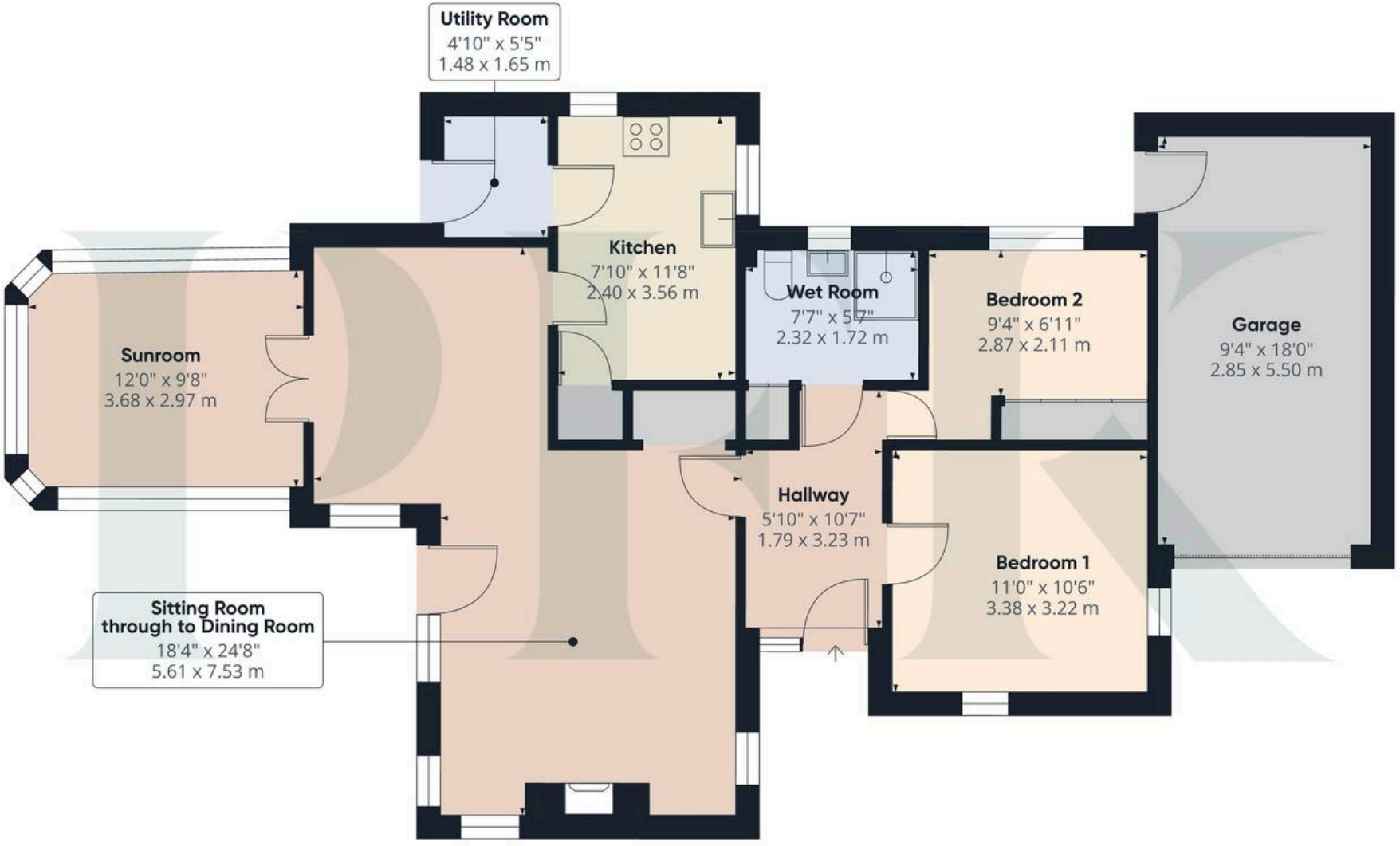
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Approximate total area(1)

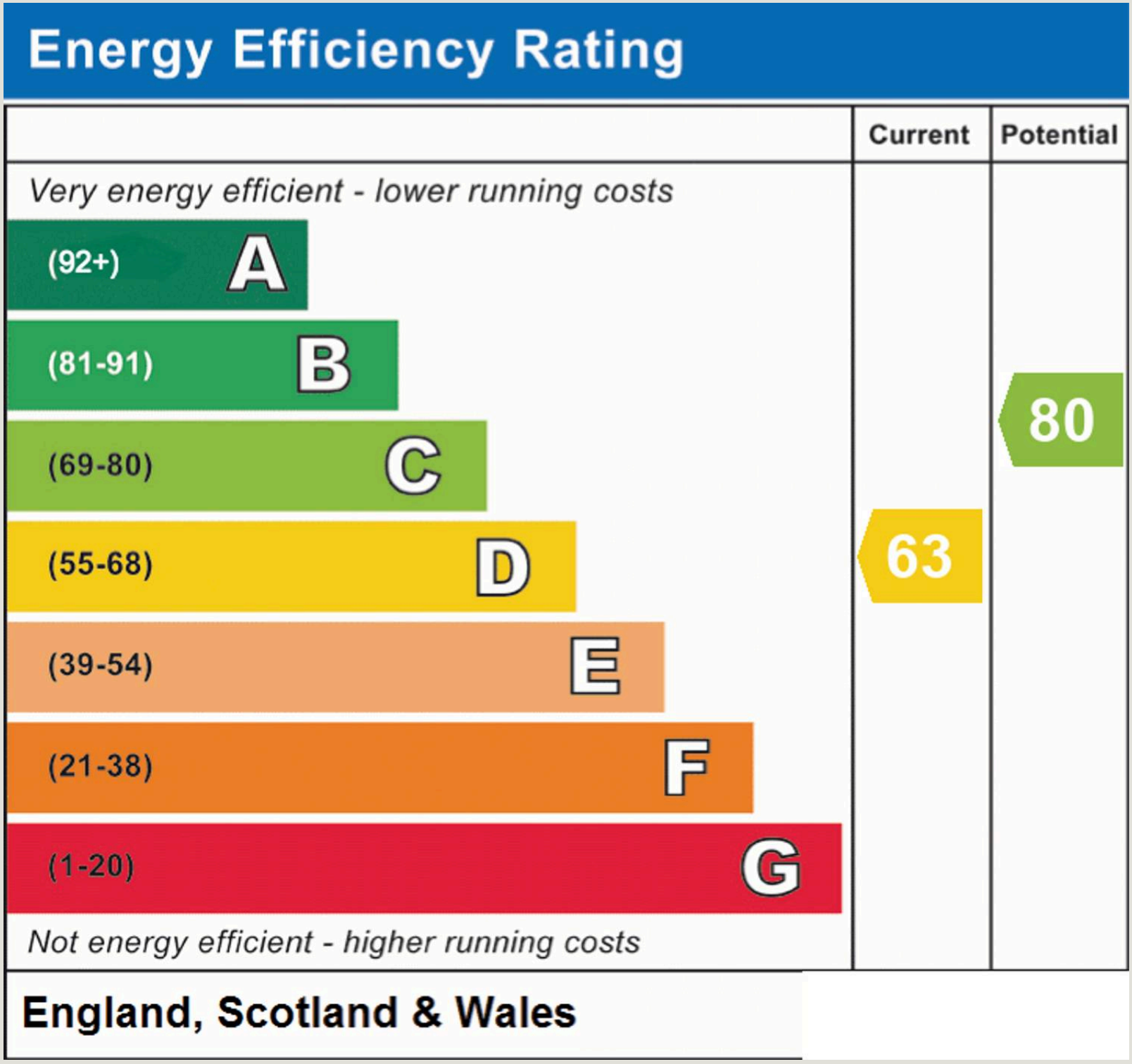
1045 ft²

97.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
80
England, Scotland & Wales



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