Little Acorn, 2 Oak Park, Brampton, CA8 1TP

Guide Price £425,000

PFK

Little Acorn, Brampton

Beautifully presented throughout and offered in pristine order, this impressive four bedroom detached property provides spacious and highly versatile accommodation, perfectly suited to modern living. A particular feature of the home is the ground floor bedroom and contemporary shower room, creating an ideal arrangement for a dependant relative, guest accommodation or multi-generational living. Further enhancing the property's appeal is the installation of solar panels with battery storage, delivering improved energy efficiency, reduced running costs and a more sustainable approach to modern living.

Upon entering, you are welcomed by a generous entrance hall which immediately sets the tone for the quality and presentation found throughout the property. The stylish ground floor shower/cloakroom is beautifully appointed, while an additional reception room, currently utilised as a dining room, offers excellent flexibility and could equally serve as bedroom four if required.

At the heart of the home lies the beautifully fitted modern kitchen, thoughtfully designed with a comprehensive range of units and complemented by integrated Neff and Bosch appliances, including the added luxury of an instant boiling water tap. Opening seamlessly into an adjoining sitting or dining area, this sociable space is perfectly arranged for both day-to-day living and entertaining, with doors leading directly onto the rear garden.

Little Acorn, 2 Oak Park

Brampton

A true highlight of the property is the stunning principal living room, an exceptionally spacious and light filled reception room featuring an impressive, vaulted ceiling and an attractive garden facing design that maximises both space and natural light. Surrounded by an abundance of windows overlooking the rear garden, this superb room enjoys a wonderfully bright and airy feel while creating an elegant and inviting setting for relaxing or entertaining.

To the first floor, a spacious landing leads to three generously proportioned bedrooms, two of which benefit from contemporary fitted wardrobes and storage solutions. A modern shower room, finished to an excellent standard, completes the first floor accommodation.

Externally, the property continues to impress with ample parking to the front, a garage and a beautifully maintained rear garden. A particular feature, the rear garden provides a glorious lawn with thoughtfully positioned seating areas, a patio adjoining the living accommodation, well stocked borders and the added benefit of a versatile garden room, ideal for a home office or peaceful retreat. Gated side access conveniently leads to the front of the property.

Combining stylish presentation with modern functionality and flexible living space, this delightful home offers an exceptional opportunity for buyers seeking a property ready to move straight into.

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.

ACCOMMODATION

Ground Floor

Entrance Hall
6' 9" x 14' 10" (2.06m x 4.53m)

Rear Hall
3' 10" x 5' 10" (1.18m x 1.78m)

Shower/Cloak Room
7' 6" x 5' 9" (2.28m x 1.74m)

Dining Kitchen with Sitting Room
12' 10" x 23' 2" (3.90m x 7.05m)

Bedroom 4/Dining Room
10' 8" x 13' 0" (3.26m x 3.96m)

Living Room
16' 5" x 19' 2" (5.00m x 5.84m)

First Floor

Landing

Bedroom 1
8' 11" x 19' 4" (2.72m x 5.89m)

Shower Room
6' 9" x 10' 3" (2.06m x 3.12m)

Bedroom 2
8' 2" x 11' 1" (2.50m x 3.39m)

Bedroom 3
8' 9" x 15' 0" (2.67m x 4.58m)

Outside

Front
Pavioured driveway providing ample parking with lawned garden area and vehicle access to the garage with pedestrian access to the main entrance.

Garage
8' 11" x 19' 3" (2.72m x 5.88m)

Rear Garden
The rear garden is a particular highlight, providing a glorious and beautifully maintained lawn that creates a wonderful sense of space and tranquillity. Thoughtfully designed for both relaxation and entertaining, the garden features a variety of seating areas, ideal for enjoying the sun or al fresco dining with family and friends. A charming garden room offers excellent versatility, whether used as a home office or hobby space. Stocked flower borders provide colour and interest throughout the seasons, while carefully planted shrubs and established planting enhance the overall sense of the garden. A patio creates the perfect outdoor entertaining arear and gated side access conveniently leads to the front of the property, adding both practicality and ease of access

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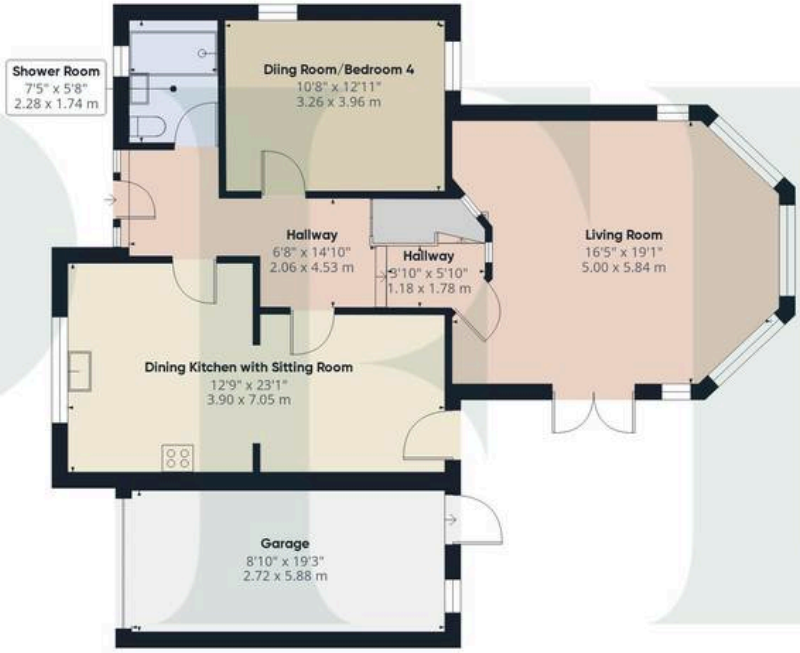
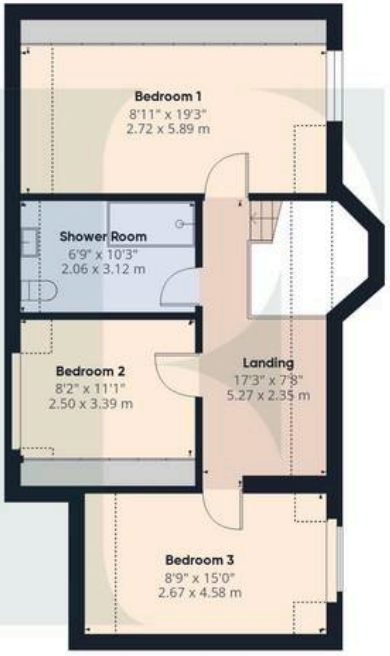


Floor 0



Floor 1

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Approximate total area(1)

1653 ft²

153.7 m²

Reduced headroom

80 ft²

7.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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ADDITIONAL INFORMATION

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

Services
Mains electricity,water, drainage and heating. 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.

Location
The property can be located by using the postcode: CA8 1TP or alternatively by using What3Words - ///harmless.reworked.monument

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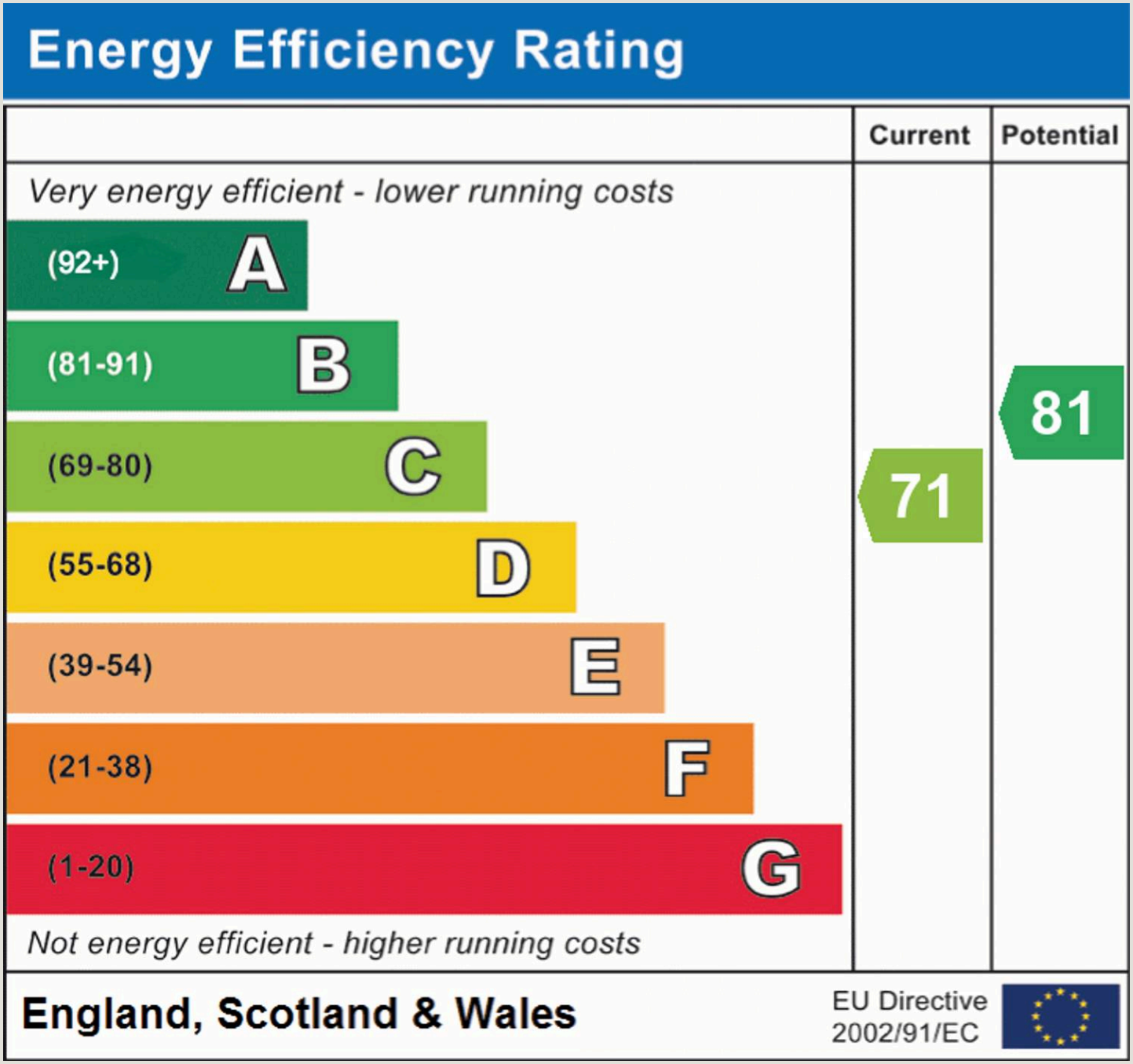

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