



Glebe Road, Brampton, Huntingdon
OIEO £400,000 Freehold

**Sharman
Quinney**

Key Features



- DETACHED FAMILY HOME
- POPULAR VILLAGE LOCATION
- SEPARATE RECEPTION ROOMS
- LARGE WEST FACING GARDEN
- EV CHARGING POINT

Located toward the end of the cul de sac this delightful family home boasts a separate lounge and dining room, recently re-fitted kitchen, conservatory, three bedrooms, cloakroom, family bathroom and garage,

Upon entering the spacious hallway with stairs rising to the first floor gives access to the lounge with a feature fireplace, the cloakroom and the well proportioned dining room with its hidden home office area.

The Kitchen boasts built in appliances to include fridge, freezer, dishwasher and large extractor hood, A butler style sink with extendable tap and quartz worktops finish off this modern, practical kitchen. A further door leads to a utility area where the washing machine and dryer are located and there is a further personal door into the garage.

The conservatory has double doors opening to the patio and further enjoys views over the rear garden.



Upstairs Bedroom 1 easily accommodates the super king bed and further benefits from built in wardrobes with sliding doors. Bedroom 2 also being double in size has a window to the rear and bedroom 3, a comfortable single also benefits from a built in wardrobe.

The family bathroom benefits from a shower over the bath.

Outside:

To the front is a block paved driveway leading to the garage, an open plan lawn area with flower & shrub borders. Wall mounted EV Charger

The rear garden wraps around the property and is a real entertaining space with approximately 50 sq meters of patio. Being West facing the garden benefits from both sun and shade all day. To the side is a further patio area and gated side access.

Lounge: 4.85m x 3.78 max (15'11 x 12'5 max).

Dining Room: 5.92m x 3.25m max (19'5 x 10'8 max).

Kitchen: 3.68m x 3.25m (12'1 x 10'8).

Conservatory: 3.56m x 2.72m (11'8 x 8'11).

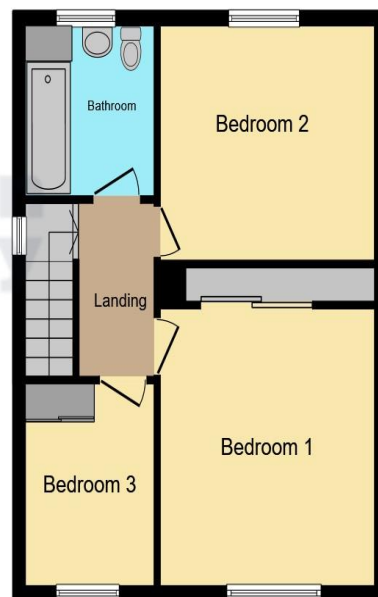
Bedroom 1: 3.70m x 3.99m (12'2- x 12' (not including built in wardrobes).

Bedroom 2: 3.68m x 3.25m (12'1 x 10'8).





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Bedroom 3: 2.36m x 2.29m (7'9 x 7'6 (not including built in wardrobe).

Garage: 5.49m x 2.57m (18' x 8'5).

Brampton is a popular village with great local amenities to include local shops, public houses, takeaways, dentist and medical centre.

There are many local groups and clubs and boasts tennis courts, bowls club and of course Brampton Park Golf Club.

A well rated Primary school serves the Village with several excellent secondary schools in the area.

There is an abundance of outside space which is perfect for dog walkers, ramblers, runners or cyclists alike with Hinchingsbrooke Country Park within a 10/15 minute walk, the Memorial park with football pitches, cricket pitch, skate park, play park and tennis court just a few minutes walk away

Brampton is well served by road links with access to both the A1 & A14 and Huntingdon rail station is around 1.5 miles away giving fast access to London (under an hour) and other key locations.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

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