



Flint Close, Brampton PE28 4SY

welcome to

Flint Close, Brampton

Well maintained four bedroom detached home offering spacious, versatile accommodation throughout.

Lounge plus separate dining room, generous kitchen & ground floor cloakroom. Conservatory & converted garage now serving as an additional room. Ample off road parking & enclosed rear garden



Entrance Door

Hall

Laminate flooring and radiator

W.C.

Wall mounted boiler. Low level w.c window to front. Tiled flooring, half tiled walls and pedestal wash hand basin with mixer taps

Living Room

Window to front, radiator, patio doors to side garden.

Dining Room

Window to rear, radiator and is open to the kitchen with double doors into the reading room.

Office / Reading Room

Window to front, Radiator meter cupboard and patio doors to rear conservatory.

Conservatory

Patio doors to side garden. Glass roof, pvc and glazed construction. Radiator.

Kitchen

Two windows to rear. Door to side. Tiled flooring and splashbacks. Chest high oven and grill. Selection of base and wall units. Worktops with gas sealed hob and cooker hood. Single drainer sink. Utility cupboard with stacked white goods and understairs cupboard.

Landing

Window to side, loft access and radiator.

Bedroom One

Window to front, radiator fitted wardrobes- full run

Bedroom Two

Window to rear. Radiator.

Bedroom Three

Window to rear. Radiator.

Bedroom Four

Window to rear. Radiator.

Bathroom

Window to front, Low level W.C. Panel bath with mixer taps. Pedestal hand wash basin with mixer taps. Tiled flooring and Half tiled walls. Shower cubicle- tiled thermostatic mixer.

Outside

Front garden provides off road parking for multiple vehicles.

The enclosed garden has gated side access. Timber shed with decked seating area and pergola over perfect for entertaining. Laid to grass with outside lighting, and tap. Slabbed patio seating area with gated side access and planters, trees and flower beds bordering.

Outbuildings : Window to side, door to front laminate flooring. Insulated and covered seating area to side.



view this property online williamhbrown.co.uk/Property/RSY107188

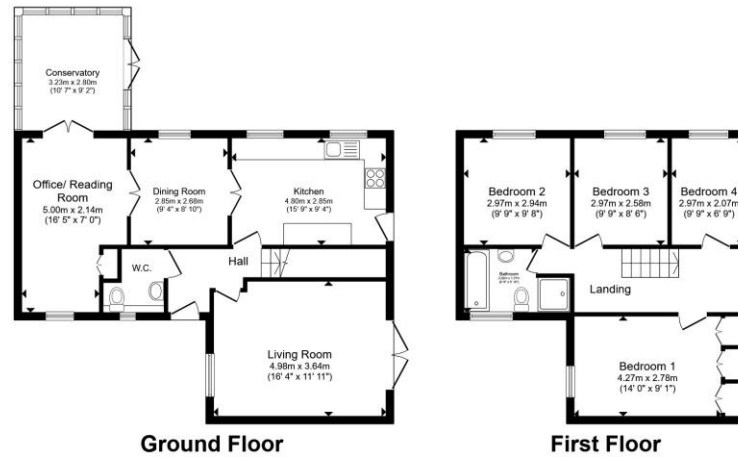


welcome to Flint Close, Brampton

- Detached Home
- Converted Garage into Reading Room
- Conservatory
- Lounge plus Separate Dining Room
- Generously Sized Kitchen

Tenure: Freehold
EPC Rating: C
Council Tax Band: D

offers in excess of
£450,000



Total floor area 123.3 m² (1,327 sq.ft.) approx

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.propertybox.io

**william
h brown**



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSY107188



Property Ref:
RSY107188 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01487 815555



ramsey@williamhbrown.co.uk



17A Great Whyte, Ramsey, HUNTINGDON,
Cambridgeshire, PE26 1HG



williamhbrown.co.uk