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Ash Lea

Brampton, CA8 1TD

Guide Price £435,000

4 2 2 C

- Spacious Detached Family Home on an Elevated Plot
- Fantastic Open-Plan Dining Kitchen with Feature Multi-Fuel Stove and Garden Access
- Three/Four Double Bedrooms, Master with Luxurious En-Suite
- Modern Family Bathroom plus Ground-Floor WC/Cloakroom
- Off-Street Parking plus Large Integral Double Garage with Pit
- Sought-After Area of Brampton, Minutes from the Town Centre
- Spacious Multi-Aspect Living Room
- Versatile Fourth Bedroom or Snug
- Mature Rear Garden with Paving, Decking and Raised Lawn
- EPC - C

Tel: 01228 584249

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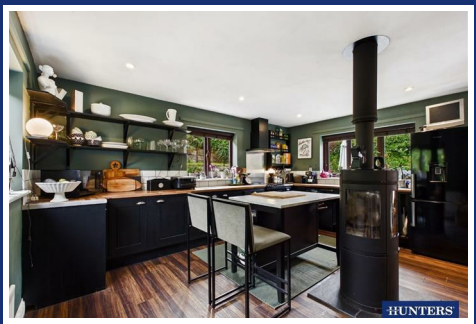

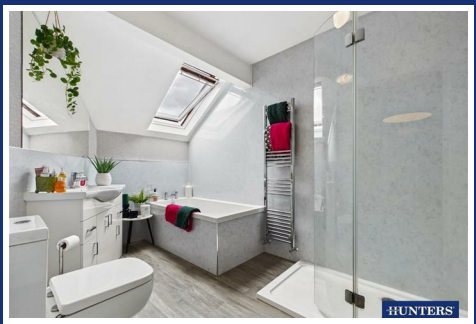

Occupying an attractive elevated position within a sought-after area of Brampton, this impressive four-bedroom detached family home offers spacious and versatile accommodation within easy reach of the town centre and its excellent range of amenities. At the heart of the home is the fantastic open-plan dining kitchen, providing a sociable space for everyday family life and entertaining, with a striking multi-fuel stove creating a wonderful focal point and direct access to the rear garden. The generous multi-aspect living room is equally appealing, enjoying plenty of natural light and providing a comfortable space in which to relax. The property offers four well-proportioned double bedrooms, with three positioned on the first floor, including a superb master bedroom with luxurious en-suite shower room. The fourth double bedroom is conveniently located on the ground floor, adding excellent flexibility and making it ideal for guests, multi-generational living or use as a snug or home office. A stylish family bathroom serves the first floor, complemented by a ground-floor WC/cloakroom. Externally, the mature rear garden has been attractively arranged to create a variety of areas for relaxing and entertaining, incorporating paved seating, raised decking and a lawned section, all combining to form a private and appealing outdoor space. Off-street parking is complemented by a substantial integral double garage with inspection pit, offering excellent storage and workspace. Combining generous proportions, flexible accommodation and a desirable Brampton setting, this is a superb family home that must be viewed to be fully appreciated.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - D.

Brampton is a charming and historic market town offering a wide range of amenities, including a doctor’s surgery, shops, a post office, public houses and both primary and secondary schools. The town is well placed for excellent transport links, with the A69 providing convenient access towards Carlisle and Newcastle, while junctions 43 and 44 of the M6 motorway are also within easy reach. For lovers of the great outdoors, Brampton Golf Club offers an impressive 18-hole course with stunning panoramic views, while Hadrian’s Wall, Talkin Tarn and the surrounding Cumbrian countryside provide endless opportunities for walking and exploring. The Lake District National Park is also readily accessible, making Brampton an excellent base for enjoying both everyday convenience and the beautiful landscapes of the wider region.

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GROUND FLOOR:

HALLWAY
Entrance door from the front, internal doors to bedroom four/snug, WC/cloakroom, and utility room, stairs to the first landing, tiled flooring, and a radiator.

BEDROOM FOUR/SNUG
Double glazed window to the front aspect, double glazed window to the side aspect, radiator, and two built-in wardrobes.

WC/CLOAKROOM
Two piece suite comprising a WC and a wall-mounted wash hand basin. Tiled flooring, chrome towel radiator, and an extractor fan.

UTILITY ROOM
Fitted base and tall units with worksurfaces above. Internal door to the garage, space with plumbing for a washing machine, radiator, and an under-stairs store.

FIRST FLOOR:

FIRST LANDING
Stairs up from the ground floor hallway and further stairs to the second landing, and an internal door to the master bedroom.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Two double glazed windows to the front aspect, double glazed window to the side aspect, radiator, fitted wardrobe with mirrored sliding doors, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, wall-mounted wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, tiled flooring, chrome towel radiator, and en extractor fan.

SECOND FLOOR:

SECOND LANDING
Stairs up from the first landing, internal doors to the dining kitchen, bedroom two, bedroom three, and family bathroom, radiator, and a loft-access point.

DINING KITCHEN
Dining Area:
Double glazed French doors to the rear garden, double glazed patio doors to the rear garden, internal door to the living room, feature 'ABX' cylindrical multi-fuel stove, radiator, and a built-in cupboard.
Kitchen Area:
Fitted base and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor unit, space with plumbing for a dishwasher, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap and draining board, radiator, recessed lighting, three double glazed windows to the rear aspect, and an external door to the rear garden.

LIVING ROOM
Double glazed window to the front aspect, double glazed window to the side aspect, double glazed French doors to the rear garden, radiator, and a fireplace with inset multi-fuel stove.

BEDROOM TWO
Double glazed window to the side aspect, double glazed Velux window, radiator, and a built-in wardrobe with double doors.

BEDROOM THREE
Double glazed window to the rear aspect, radiator, and a built-in wardrobe with double doors.

FAMILY BATHROOM
Four piece suite comprising a WC, vanity unit with wash basin, bathtub, and a walk-in shower enclosure benefitting a mains shower. Part-boarded walls, chrome towel radiator, extractor fan, double glazed Velux window, and a built-in cupboard with wall-mounted gas boiler internally.

EXTERNAL:
Front Garden & Parking:
To the front of the property is a block-paved driveway providing off-street parking for four vehicles, with access from the driveway into the integral garage. Steps lead to the front door, while a pathway with further steps provides access along the side of the property to the rear garden. The front garden is lawned and extends around the side of the property.
Rear Garden:
The enclosed rear garden offers three distinct areas for enjoyment. Accessible from both the dining kitchen and living room is a garden area comprising paving, gravel and planted borders, with steps ascending to the upper tier of lawn. To the opposite side of the garden is a further seating area, accessible from the dining kitchen and featuring both decking and gravel. The upper tier is predominantly lawned and includes established trees and shrubs.

INTEGRAL GARAGE
Electric sectional garage door, double glazed window to the side aspect, power sockets, lighting, and a cold-water tap. A doorway provides access to a limited-height under-property storage area.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///banter.trooper.constants

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

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WC/Cloakroom
7'1" x 4'2"
2.17 x 1.27 m
Bedroom Four/Snug
13'0" x 11'0"
3.97 x 3.36 m
Utility Room
8'8" x 7'7"
2.65 x 2.32 m
Hallway
6'11" x 6'3"
2.12 x 1.92 m
Double Garage
16'9" x 19'8"
5.12 x 6.00 m
Ground Floor
Dining Kitchen
16'4" x 25'3"
4.99 x 7.71 m
Bedroom Three
11'8" x 7'4"
3.57 x 2.26 m
Living Room
15'9" x 18'5"
4.80 x 5.63 m
Landing
8'7" x 7'11"
2.63 x 2.42 m
Bedroom Two
10'8" x 15'6"
3.26 x 4.73 m
Family Bathroom
6'11" x 12'0"
2.12 x 3.66 m
En-Suite
8'1" x 5'6"
2.47 x 1.70 m
Master Bedroom
16'6" x 15'11"
5.04 x 4.86 m
Floor 1
Approximate total area(1)
2084 ft²
193.4 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.
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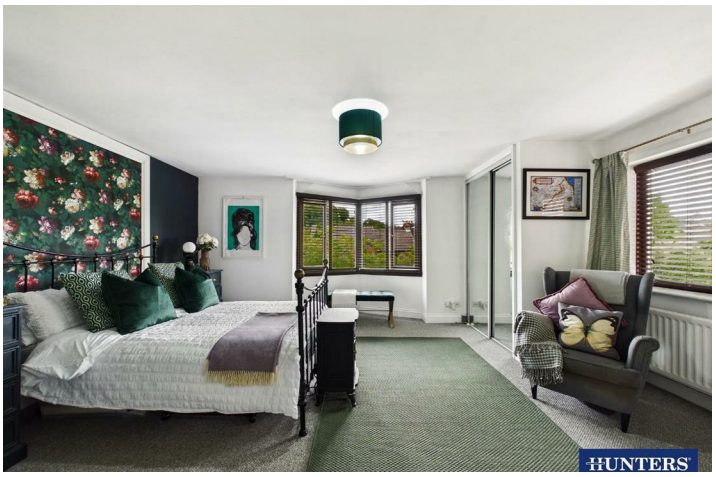
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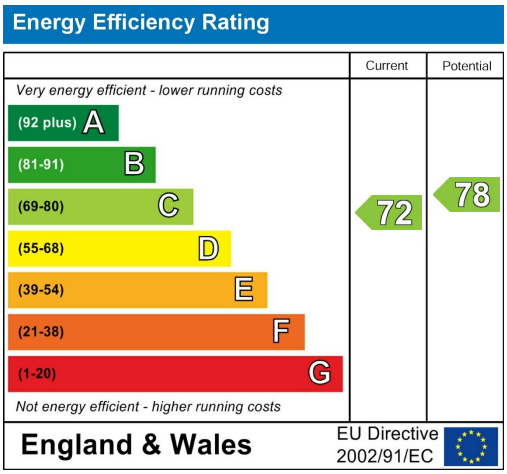
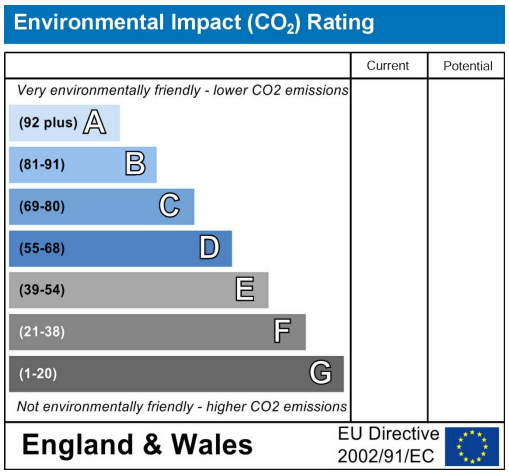
Energy Efficiency Graph





Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman