



## Berrymoor Road

Brampton, CA8 1DJ

Guide Price £250,000



- No Onward Chain
- Exceptional Potential to Modernise & Improve
- Large Dining Kitchen with Adjoining Utility Room
- Generous Rear Garden with Patio & Lawn
- New Roof Fitted in 2025

- Extended Semi-Detached Family Home
- Spacious Living Room plus Conservatory with Garden Access
- Four Bedrooms with Master En-Suite & Dressing Room
- Off-Street Parking & Large Integral Garage
- EPC - D

# Berrymoor Road

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Location, Space & Superb Potential! Enjoying an excellent position within Brampton, conveniently close to the town's wide range of amenities, this extended four-bedroom semi-detached family home with conservatory, gardens and garage offers a fantastic opportunity for buyers seeking a spacious home with plenty of versatility and scope to modernise. Lovingly cared for over the years, the property already provides generous and well-balanced accommodation, including a spacious living room, a large dining kitchen with adjoining utility room, and four good-sized bedrooms. The master bedroom is a particularly impressive space, complete with fitted furniture, a walk-in dressing room and a large wet room en-suite. Occupying a generous plot, the home benefits from a driveway and low-maintenance garden to the front, together with an enclosed rear garden offering excellent outdoor space for family life. Further practical benefits include a ground-floor WC/cloakroom and a workshop/store leading off the large integral garage, ideal for storage and day-to-day convenience. Adding further appeal, the property also benefits from a new roof fitted in 2025. With its sought-after location, generous accommodation and exciting potential, this is a home well worthy of early viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B.

Located moments from Brampton town centre, this charming market town offers a wide range of amenities, including a doctor's surgery, shops, a bank, post office, public houses, and both primary and secondary schools. The A69 is just minutes away, with junctions 43 and 44 of the M6 motorway reachable within a 15-minute drive. For lovers of the great outdoors, Brampton Golf Club - described as the "Jewel of Cumbria" - is only five minutes away and provides a first-class 18-hole course with stunning panoramic views. Hadrian's Wall is accessible within ten minutes, while the Lake District National Park is just a 30-minute drive. Endless opportunities for beautiful walks and scenic landscapes are right on the doorstep, including Talkin Tarn, perfect for a peaceful morning stroll.

Tel: 01228 584249

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen and garage, radiator, and stairs to the first floor landing with an under-stairs cupboard.

### LIVING ROOM

Double glazed window to the front aspect, radiator, and a fireplace with gas fire.

### DINING KITCHEN

Traditional fitted kitchen comprising a range of base, wall and larder units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven, electric hob, extractor unit, integrated under-counter fridge, integrated dishwasher, one and a half bowl sink with mixer tap, tiled flooring, radiator, internal door to the utility room, and a double glazed window to the rear aspect.

### UTILITY ROOM

Plumbing for a washing machine, space for a tumble drier, space for a fridge freezer, one bowl stainless steel sink, wall-mounted gas boiler, and a double glazed window to the rear aspect.

### GARAGE

Manual up-and-over garage door, pedestrian access door, power, lighting, internal doors to the WC/cloakroom and workshop/store, and an opening to the conservatory.

### WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash hand basin. Part-tiled walls, part-tiled flooring, and an obscured double glazed window.

### WORKSHOP/STORE

Power, lighting, and a double glazed window to the conservatory.

### CONSERVATORY

Double glazed windows to the rear aspect with double glazed patio doors to the rear garden.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, and a loft-access point.

### MASTER BEDROOM, EN-SUITE & DRESSING ROOM

Master Bedroom:

Double glazed window to the front aspect, radiator, fitted wardrobes with matching bedside cabinets and dressing table, and internal doors to the en-suite and dressing room.

En-Suite:

Three-piece suite comprising a WC, wall-mounted wash basin, and a wet-room style shower enclosure with electric shower unit. Fully-tiled walls, radiator, extractor fan, and an obscured double glazed window.

Dressing Room:

Double glazed window to the rear aspect, radiator, and a loft-access point.

### BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

### BEDROOM THREE

Two double glazed windows to the rear aspect, radiator, and a built-in cupboard with water tank internally.

### BEDROOM FOUR

Double glazed window to the front aspect, radiator, and an over-stairs store.

### FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a bath with electric shower over. Fully-tiled walls, tiled flooring, radiator, and an extractor fan.

### EXTERNAL:

Front Garden & Parking:

To the front of the property is a concrete driveway allowing off-road parking for two vehicles, with access doors from the driveway into the property and garage. The front garden is gravelled with mature borders around.

Rear Garden:

To the rear of the property is a generous enclosed garden, complete with paved seating area, lawned garden with mature borders, raised planters/vegetable beds and a timber shed with attached greenhouse. Additionally, an external cold water tap is located on the rear elevation, by the conservatory doors.

### WHAT3WORDS:

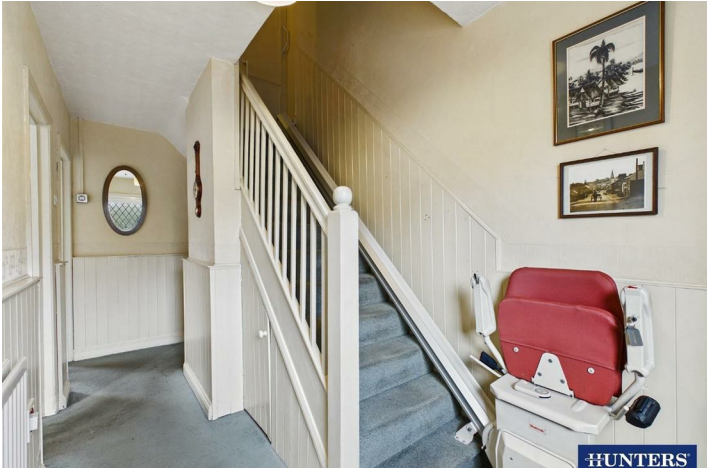
For the location of this property, please visit the What3Words App and enter - showcases.neater.hats

### AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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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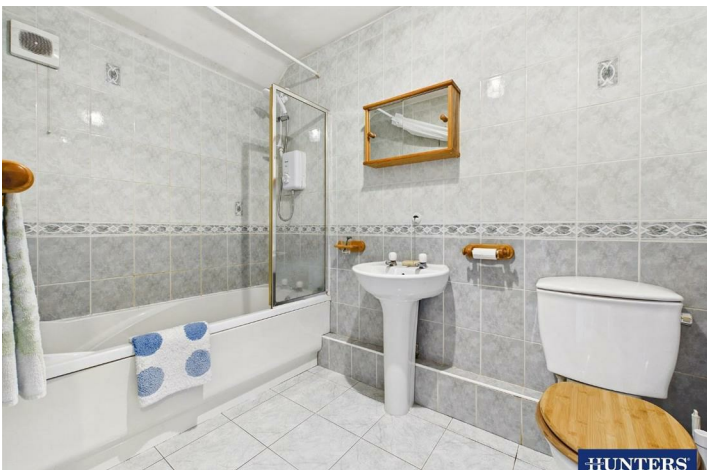
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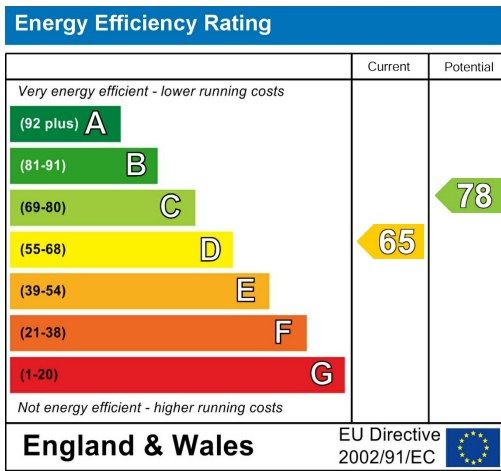
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### Energy Efficiency Graph

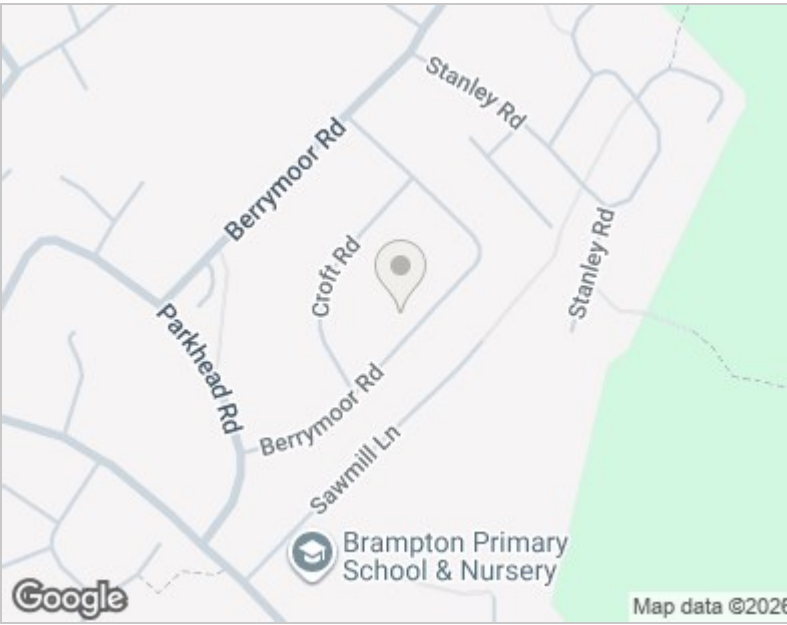


### Viewing

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



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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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