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High Meadow

Castle Carrock, Brampton, CA8 9NL

Guide Price £420,000

3 2 1 E

- Offered to the Market with No Onward Chain
- Positioned in the Sought-After Village of Castle Carrock
- Spacious Living Room with Patio Doors to Garden
- Family Bathroom and Additional En-Suite Shower Room
- Driveway and Garage Providing Ample Off Road Parking
- Attractive Detached Bungalow in Turn Key Condition
- Modern Dining Kitchen with Island and Separate Utility Room
- Three Well-Proportioned Bedrooms
- Generous Gardens to Side and Rear
- EPC - E

Tel: 01228 584249

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Offered to the market with no onward chain, this attractive detached bungalow is situated on a generous plot within the highly sought-after Village of Castle Carrock. As you enter the property, the spacious entrance hall makes a great first impression, with a recessed velux window allowing natural light to flood the space. The spacious living room features a gas fire with feature fireplace and double patio doors allowing direct access to the garden. The true heart of the home is the impressive dining kitchen, featuring a range of contemporary units with ample worksurfaces and upstands above, as well as integrated dishwasher and under-counter fridge. Complete with an island providing further storage, and a dining area, the dining kitchen offers a great space for both everyday dining and entertaining. A separate utility accessible via the kitchen adds practicality to this home. The property boasts two well-proportioned bedrooms, and a third versatile room, equally suitable as a third bedroom, snug or office, depending on individual requirements. The property is further enhanced by a fully-tiled four-piece bathroom, as well as an additional fully-tiled three-piece en-suite shower room. Externally, the property is just as impressive, with split level grassed lawns to the side and rear, featuring a variety of planted and chillied borders. There is convenient gated access via both sides of the property, allowing direct access between the front and rear. There is ample off road parking, with both a block-paved driveway and a garage benefitting an electric door. If you are searching for a property ready for immediate occupation, that blends space with modern living, contact Hunters to arrange your private viewing today.

Utilities, Services & Ratings:
Oil Heating. Calor Gas Cannisters located to the side of the property.
Double Glazing Throughout.
EPC - E and Council Tax Band - E.

ENTRANCE HALLWAY:
Double glazed entrance door from front, internal doors to dining kitchen, living room, bathroom and three bedrooms, built-in storage cupboard, recessed velux window, and a radiator.

LIVING ROOM
Double glazed windows to rear and side aspects, gas fire with feature fireplace, double glazed double patio doors to garden, and two radiators.

DINING KITCHEN
Fitted kitchen comprising a range of base, drawer, tall and wall units, with worksurfaces and upstands above, butler sink with drainers and mixer tap, freestanding gas Rangemaster oven, extractor above, integrated dishwasher, integrated under-counter fridge. Wall-hung shelving unit. Island with base, drawer and open shelving units below, and worksurface above. Internal doors to entrance hallway and utility room. Three double glazed windows to front aspect, and a radiator.

UTILITY ROOM
Base units, with worksurfaces above, part tiled walls, sink with built-in drainer and mixer tap, space for appliances such as washing machine and tumble dryer. Internal door into dining kitchen, external door to garden, and a radiator.

BEDROOM ONE
Double glazed windows to side aspect, internal doors to entrance hallway, en-suite shower room and walk-in storage cupboard, and a radiator.

EN-SUITE SHOWER ROOM
Three-piece suite comprising WC, pedestal basin and enclosed shower with overhead mains supply. Fully tiled walls, extractor, recessed spotlights, a recessed velux window, and a towel radiator.

BEDROOM TWO
Two double glazed windows to rear aspect, and a radiator.

BEDROOM THREE
Double glazed window to rear aspect, and a radiator.

BATHROOM
Four-piece suite comprising WC, pedestal basin, enclosed shower with overhead mains supply, and bath. Fully tiled walls, extractor, recessed spotlights, a recessed velux window, and a towel radiator.

EXTERNAL:
Block-paved driveway to the front, with a mixture of planted and chillied borders. Access to garage from front via electric door, and gated access via paved pathway to both sides, leading to rear garden. To the rear, there is a split level grassed lawn, with a variety of chilled and planted borders, and a paved pathway around the perimeter of the property. External light to both front and rear and two external taps.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///bypasses.intensely.adopters

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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Utility Room
7'5" x 7'0"
2.28 x 2.14 m
Living Room
15'11" x 17'2"
4.87 x 5.24 m
Bedroom Three
8'6" x 10'2"
2.60 x 3.12 m
Bedroom Two
10'3" x 13'10"
3.14 x 4.22 m
Dining Kitchen
18'9" x 11'2"
5.73 x 3.43 m
Entrance Hall
9'6" x 10'2"
2.92 x 3.12 m
Bathroom
9'8" x 6'9"
2.95 x 2.08 m
En-Suite
4'9" x 7'8"
1.47 x 2.35 m
Bedroom One
13'8" x 12'9"
4.18 x 3.89 m
4'9" x 4'8"
1.47 x 1.42 m
Garage
19'3" x 12'11"
5.87 x 3.95 m
W N S E
Approximate total area(1)
1489 ft²
138.2 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.
GIRAFFE360


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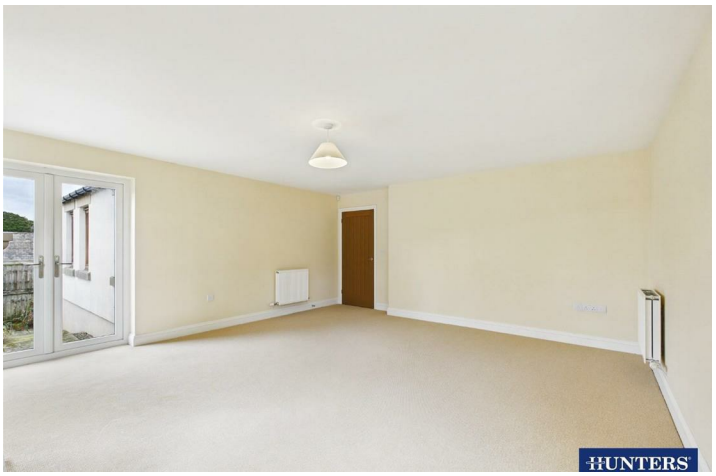






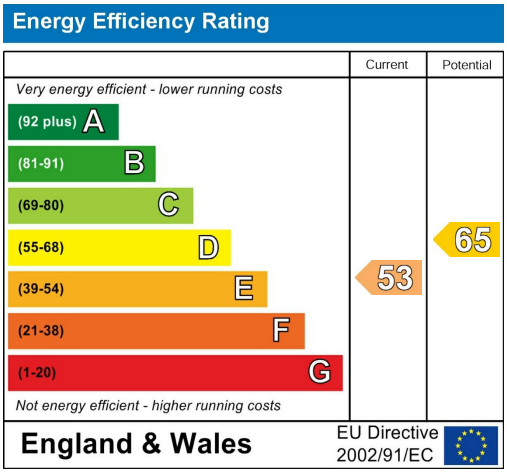

Panasonic

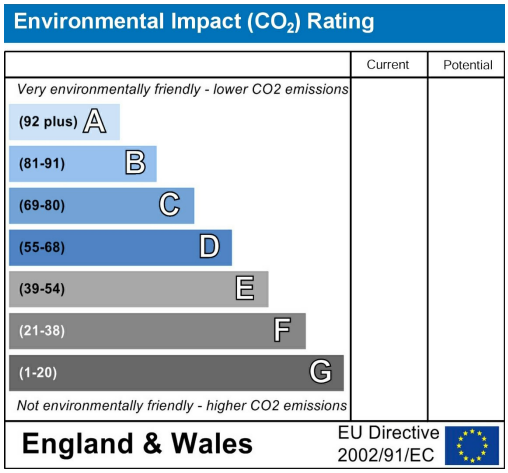






Energy Efficiency Graph





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