



Howgill Way

Brampton, CA8 1AF

£335,000



- Modern Detached Family Home
- Sought After "Winchester Place" Story Homes Development
- Spacious Living Room with Front Aspect
- Luxurious Four-Piece Family Bathroom
- Block-Paved Driveway & Integral Garage

- Pristine Condition Throughout
- Beautiful Open Plan Dining Kitchen with Bi-Folding Doors & Island
- Four Bedrooms with Master En-Suite
- Generous Rear Garden with Patio
- EPC - B

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A newly constructed and detached four bedroom Story Home, offered in a pristine condition throughout and providing a perfect space for modern family living and entertaining. From the moment you step through the front door, the quality of accommodation is second to none, with a spacious front aspect living room and a beautiful open plan dining kitchen with integrated appliances, central island and bi-folding doors overlooking the turfed rear garden. Heading upstairs, the four bedrooms are all of excellent proportions including the master bedroom benefitting a luxurious en-suite. Completing this exceptional home is a fantastic rear garden with patio, a block-paved driveway and integral garage. A viewing is highly recommended to appreciate the quality and location of this home.

The accommodation, which has dual-zone gas central heating and double glazing throughout, briefly comprises hallway, living room, dining kitchen, utility room and WC/cloakroom to the ground floor with a landing, four bedrooms, master en-suite and family bathroom on the first floor. Externally there is off-road parking to the front, integral garage and an enclosed rear garden. EPC - B and Council Tax Band - E.

Winchester Place is conveniently located within Brampton, just off Carlisle Road and within walking distance of the town centre and William Howard School. The market town boasts many amenities including doctors' surgery, shops, public houses and both primary and secondary schools. Access to the A69 within minutes with the M6 motorway being within 15 minutes drive. Hadrian's Wall, Brampton Golf Club and Talkin Tarn are all within a short drive, with the Lake District National Park being within 45 minutes drive.

HALLWAY

Entrance door from the front with internal doors to the living room and dining kitchen, stairs to the first floor, radiator and built-in cupboard.

LIVING ROOM

Double glazed window to the front aspect and radiator.

DINING KITCHEN

Kitchen Area:

A modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, integrated microwave, integrated dishwasher, integrated fridge freezer, one and a half bowl sink with mixer tap, under-counter lighting, recessed spotlights, double glazed window to the rear aspect and internal door to the utility room. Within the central island is an integrated wine cooler, base units and a breakfast bar seating area.

Dining/Family Area:

Double glazed Bi-Folding doors to the rear garden patio, radiator and recessed spotlights.

UTILITY ROOM

Fitted base unit with matching worksurface and upstand above. Space and plumbing for a washing machine, one bowl sink with mixer tap, radiator, extractor fan, internal door to the WC/cloakroom and external door to the side elevation.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Part-tiled walls, radiator, extractor fan and obscured double glazed window.

LANDING

Stairs up from the ground floor with internal doors to four bedrooms and family bathroom. Radiator, loft access point and double glazed window to the side aspect.

MASTER BEDROOM

Double glazed window to the front aspect, radiator and internal door to the en-suite.

MASTER EN-SUITE

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure benefitting a mains powered shower with rainfall shower head. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the front aspect, radiator and fitted wardrobes.

BEDROOM THREE

Double glazed window to the rear aspect and radiator.

BEDROOM FOUR

Double glazed window to the rear aspect and radiator.

FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash hand basin, bath with hand shower attachment and a shower enclosure benefitting a mains powered shower with rainfall shower head. Part-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL

To the front of the property is a block-paved driveway allowing off-road parking for two vehicles, with access to the integral garage. Pathway with gate towards the rear garden. The rear garden is generously proportioned including a lawned garden and raised paved seating area with steps towards the lawned garden. Cold water tap to the rear elevation.

GARAGE

Accessible via manual up and over garage door, with power, lighting and a wall-mounted gas boiler internally.

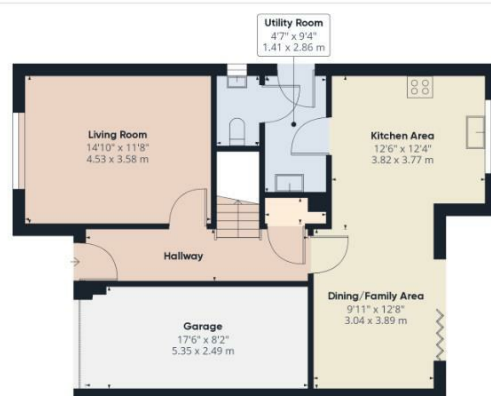
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - brands.meatball.fields

PLEASE NOTE

We have been advised there is an annual service charge of approximately £81 per annum for the upkeep of the development.

Floorplan



Ground Floor



Floor 1

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HERE TO GET *you* THERE

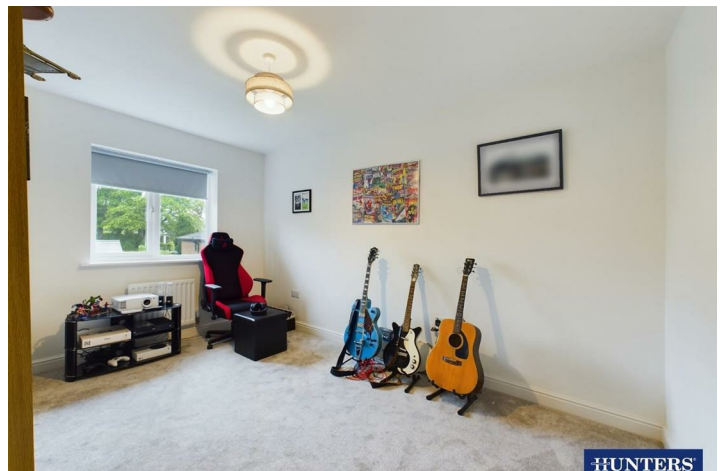
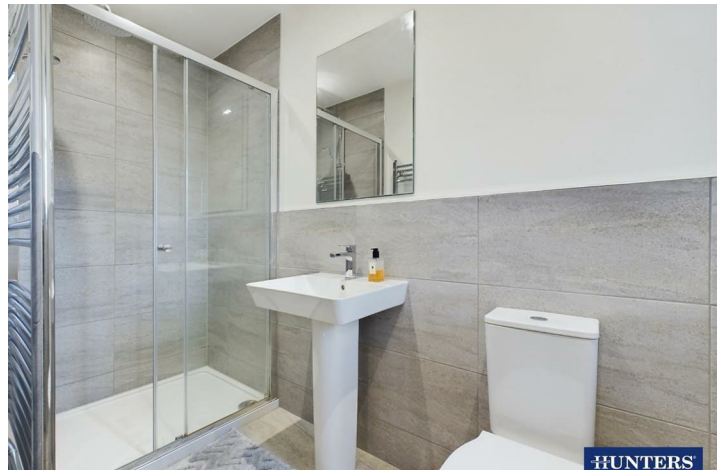
Approximate total area⁽ⁱⁱ⁾
1462.02 ft²
135.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

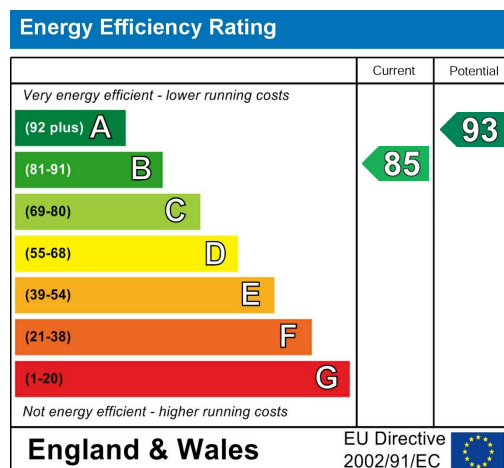
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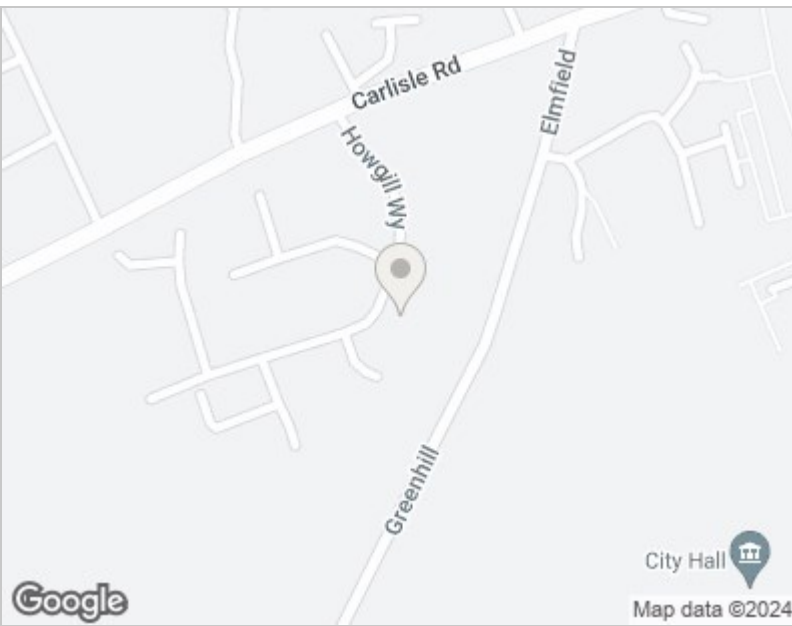
Energy Efficiency Graph



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





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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