



## Irthing Park, Brampton

- Stylish & Immaculate Detached House
- Four Bedrooms
- Master Bedroom Suite with Ensuite Shower Room
- Living Room, Conservatory, Dining Room
- Extensive Parking Leading to Double Garage

- Beautifully Presented
- Hidden Gem, Nestled in a Generous Corner Plot
- Contemporary Open Plan Family Dining Kitchen
- Utility, Cloakroom/WC, Mature Gardens,
- Energy Rating C

**Offers Over £350,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Irthing Park, Brampton

## DESCRIPTION

STYLISH, CONTEMPORARY and IMMACULATE are the perfect descriptions for this Detached House, nestled on a generous corner plot boasting extensive parking to the front of the property that is leading to a DOUBLE GARAGE. The property is situated in the highly desirable Irthing Park area of Brampton and within ease of access of a wealth of local amenities. Please Contact Hunters Today!

The deceptively spacious and versatile accommodation briefly comprises of Entrance Hallway, Living Room, Dining Room, Open Plan Family Dining Kitchen, Conservatory, Utility Room and Cloakroom/WC. To the First Floor is a Master Bedroom Suite with Ensuite Shower Room, 3 Further Bedrooms and Bathroom. With the benefit of Central Heating, Double Glazing and Mature Landscaped Gardens.

A viewing is imperative to fully appreciate this beautiful property, the quiet cul-de-sac situation in the development and walk in condition . No Onward Chain.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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.

### 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.

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