



Badger Way, Brampton, PE28 4GZ
£500,000



LATCHAM —————
————— DOWLING

ESTATE AGENTS

*****STUNNING FOUR DOUBLE
BEDROOM TOWNHOUSE IN THIS
EXCLUSIVE DEVELOPMENT ON THE
EDGE OF BRAMPTON VILLAGE*****

Latcham Dowling Estate Agents are delighted to offer for sale this substantial family home, situated within the highly sought after 'Sarazen Gardens' development and providing extremely generous and flexible accommodation over three floors and presented in superb decorative order throughout!! On the ground floor there is a lovely dual aspect family room with a walk in bay window to the front, a stylish open plan kitchen/ breakfast set to the rear of the property and with integrated appliances, 'Corian' work surfaces and French doors leading out to the beautiful part walled rear garden. On the first floor there is a dual aspect living room, a large dual aspect master bedroom (with fitted wardrobes and an en suite shower room), an extremely spacious family bathroom and bedroom four (which measures 15'1 x 9'11!!). And then on the second floor you have two very large bedrooms (with one offering an additional en suite shower room). The current owners bought the property brand new at the end of 2019 and had many upgrades including 'Amtico' flooring, upgraded appliances and tiling. In addition to all of this, there is also a 22'9" integral garage which is insulated, plaster boarded and offers power and lighting. There is also off road parking for two cars currently and the potential to create additional parking to the front and side if required!!! This really is a GORGEOUS home and really needs to be seen to be fully appreciated!!

Entrance Via

Entrance Hall

18'8 x 4'6 (5.69m x 1.37m)





Cloakroom
5'6 x 3'0 (1.68m x 0.914m)

Family Room
14'7 max into bay x 9'5 (4.45m max into bay x 2.87m)

Kitchen/ Breakfast Room
17'8 x 11'8 (5.38m x 3.56m)

Utility Room
6'5 x 5'11 (1.96m x 1.80m)

First Floor Landing

Living Room
17'9 x 11'8 (5.41m x 3.56m)

Master Bedroom
15'8 x 11'9 (4.78m x 3.58m)

En Suite
5'10 x 4'0 (1.78m x 1.22m)

Bedroom Four
15'1 x 9'11 (4.60m x 3.02m)

Family Bathroom
9'11 x 6'9 (3.02m x 2.06m)

Second Floor Landing

Bedroom Two
17'9 x 11'10 (5.41m x 3.61m)

En Suite
6'8 x 6'0 (2.03m x 1.83m)

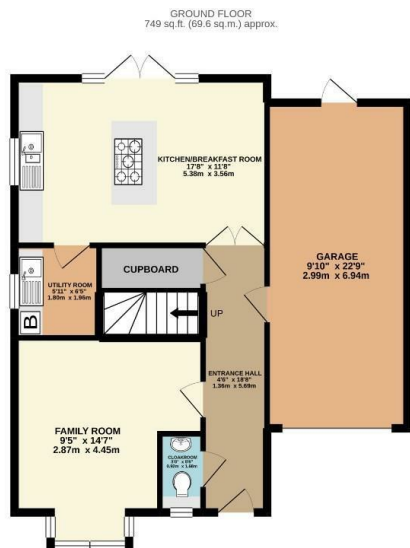
Bedroom Three
17'9 x 11'10 (5.41m x 3.61m)

Rear Garden

Front Of Property

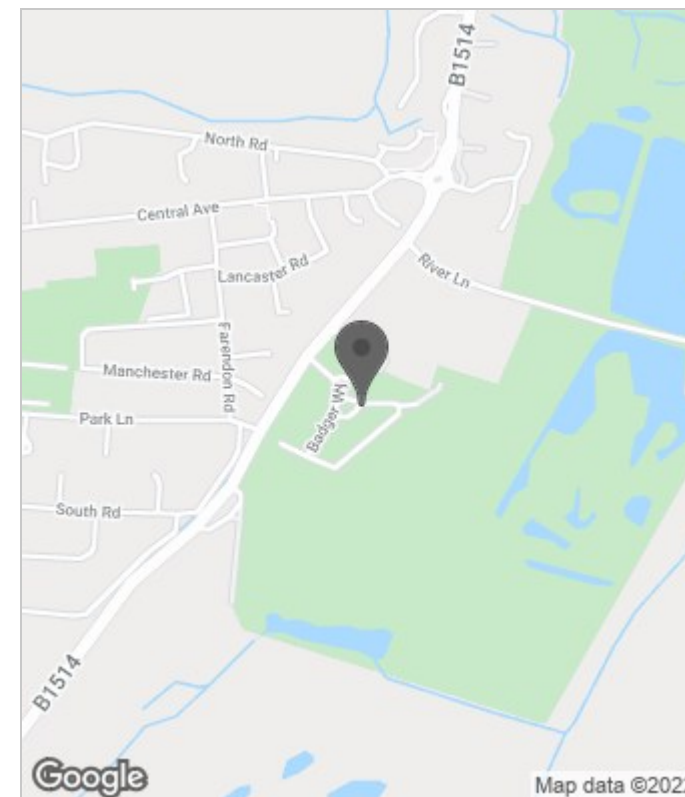
Agents Note





TOTAL FLOOR AREA : 2035 sq.ft. (189.0 sq.m.) approx.

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

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