



Badger Way, Brampton, PE28 4GZ  
Offers over £400,000



LATCHAM  
DOWLING  
ESTATE AGENTS

\*\*\*EXTREMELY WELL PRESENTED FIVE BEDROOM SEMI DETACHED TOWNHOUSE WITH VIEWS OVER BRAMPTON GOLF COURSE\*\*\*

Latcham Dowling Estate Agents are delighted to bring to the market this contemporary FIVE BEDROOM semi detached townhouse, situated on this exclusive development, adjacent to Brampton Golf Club and built by CALA Homes in 2019 and offering spacious accommodation over three floors. There is an open plan kitchen/ dining room providing direct access out to the rear garden, a lovely first floor lounge (with Juliette balcony), master bedroom with wonderful views over the 9th green, TWO EN SUITES, a generous garden, double width driveway and a large integral garage (with remote up and over door). This lovely family home is available CHAIN FREE and really needs to be seen to be fully appreciated!!



Entrance Via

Entrance Hall

19'5 x 3'9 (5.92m x 1.14m)

Cloakroom

5'9 x 3'3 (1.75m x 0.99m)

Kitchen/ Dining Room

17'9 x 8'11 max (5.41m x 2.72m max)



First Floor Landing

10'10 x 7.5 max (3.30m x 2.13m.1.52m max)



Lounge

19'6 x 9'11 (5.94m x 3.02m)

Bedroom Two

15'7 x 10'0 max (4.75m x 3.05m max)

En Suite Shower Room

7'9 x 4'10 (2.36m x 1.47m)





**Bedroom Five**  
8'4 x 7'5 (2.54m x 2.26m)

**Second Floor Landing**  
11'1 max x 7'3 (3.38m max x 2.21m)

**Bedroom One**  
10'6 x 10'0 (3.20m x 3.05m)

**En Suite Shower Room**  
9'11 x 6'11 max (3.02m x 2.11m max)

**Bedroom Three**  
12'1 x 9'10 (3.68m x 3.00m)

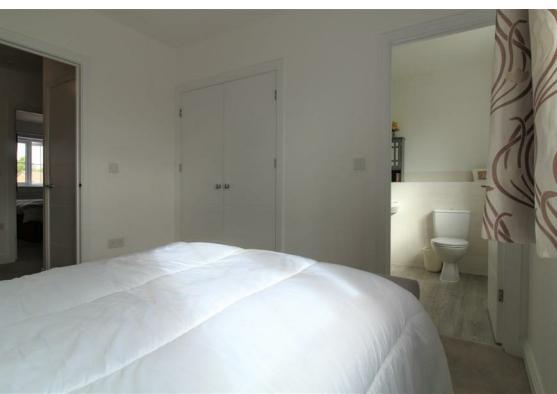
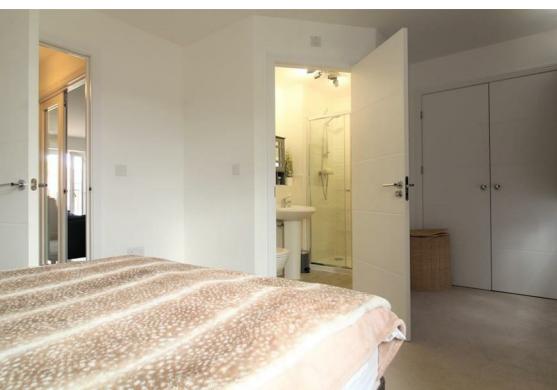
**Bedroom Four**  
8'4 x 7'6 (2.54m x 2.29m)

**Bathroom**  
7'2 x 6'4 (2.18m x 1.93m)

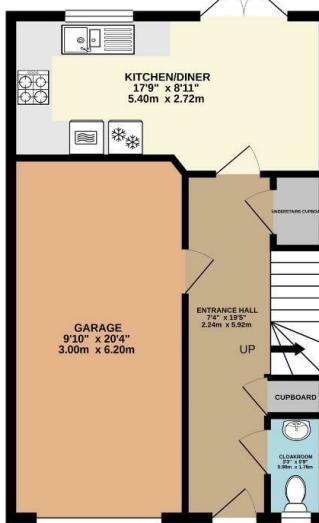
**Rear Garden**

**Outside Front**

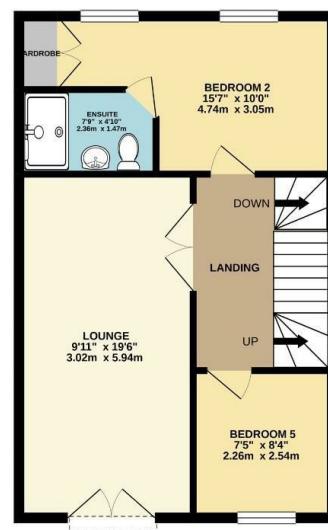
**Garage**  
20'4 x 9'10 (6.20m x 3.00m)



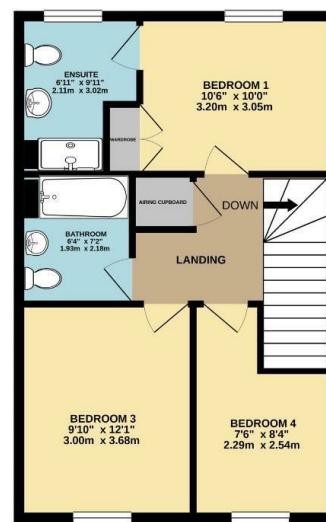
GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.

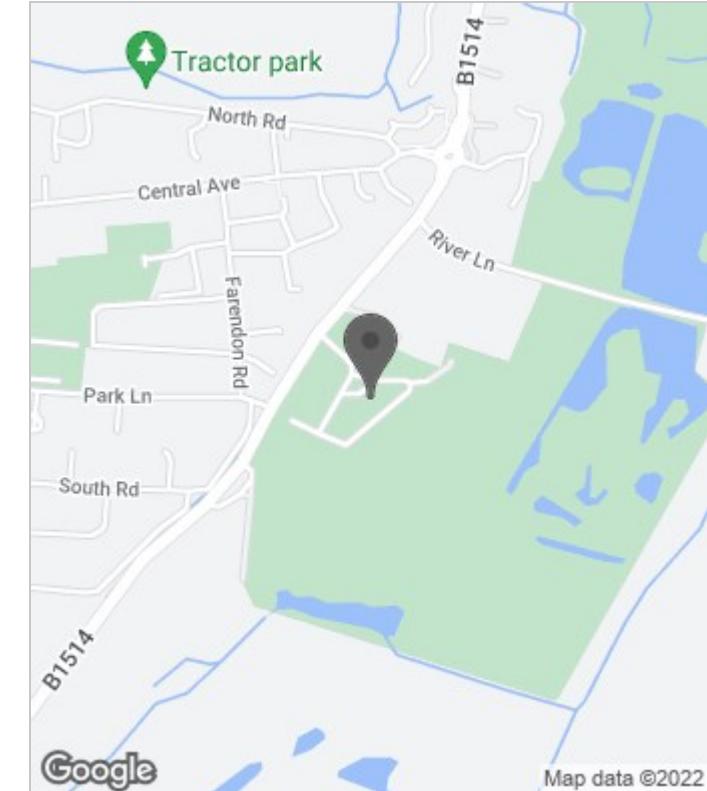


2ND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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	93	
(81-91) B	84	
(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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