



Layton Crescent, Brampton, PE28 4UT
Guide price £550,000



LATCHAM —————
————— DOWLING

ESTATE AGENTS

GUIDE PRICE £550,000 - £575,000

Latcham Dowling Estate Agents are delighted to bring to the market this STUNNING detached chalet style family home, situated within this quiet, leafy residential area, over looking a lovely green area and within this ever popular village location.

This is one of those properties that has to be seen to be fully appreciated, because of it's unassuming appearance from the front, you just can't believe the extent of the accommodation available and the FANTASTIC condition on offer, but you will not be disappointed!!!

With a HUGE open plan kitchen/ dining/ family room, complete with a large central island unit and a host of integrated appliances, separate utility room, a large, comfortable sitting room with French doors out to the garden, a separate study area and an extremely versatile ground floor bedroom, which we feel could be an ideal office, treatment room/ salon for anyone looking to work from home!! All this, in addition to a ground floor master bedroom with en suite shower room, four piece family bathroom and two bedrooms and a separate WC on the first floor!! Outside offers a beautifully landscaped garden to the rear, with an extensive sandstone patio and raised timber decking areas, perfect for entertaining and a separate timber garden office/ summer house (with power and light connected), a block paved driveway providing off road parking and leading to the garage (partially converted to provide the utility room) with electric roller door.

Viewing is essential to truly appreciate the size and quality of this beautiful family home!!

Entrance Via

Entrance Lobby





Kitchen/ Dining/ Family Room
24'10 x 15'6 max 11'4 min (7.57m x 4.72m max 3.45m min)

Utility Room
9'3 x 7'1 (2.82m x 2.16m)

Sitting Room
21'2 x 10'11 (6.45m x 3.33m)

Study Area
9'7 x 7'3 (2.92m x 2.21m)



Bedroom Two
16'11 x 7'4 (5.16m x 2.24m)

En Suite
6'7 x 4'2 (2.01m x 1.27m)

Bathroom
10'3 x 6'2 (3.12m x 1.88m)

Bedroom One
12'7 x 10'5 (3.84m x 3.18m)

En Suite Shower Room
8'9 x 2'10 (2.67m x 0.86m)



First Floor Landing
7'3 x 7'0 (2.21m x 2.13m)

Bedroom Three
15'4 x 11'10 max (4.67m x 3.61m max)

Bedroom Four
11'10 x 8'6 (3.61m x 2.59m)

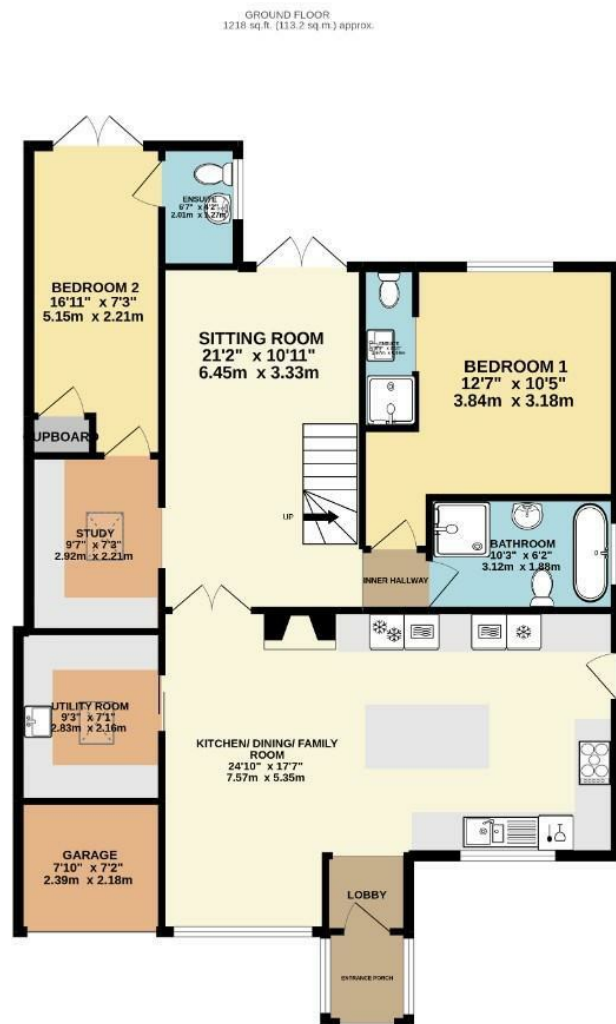
WC

Rear Garden

Front Of Property

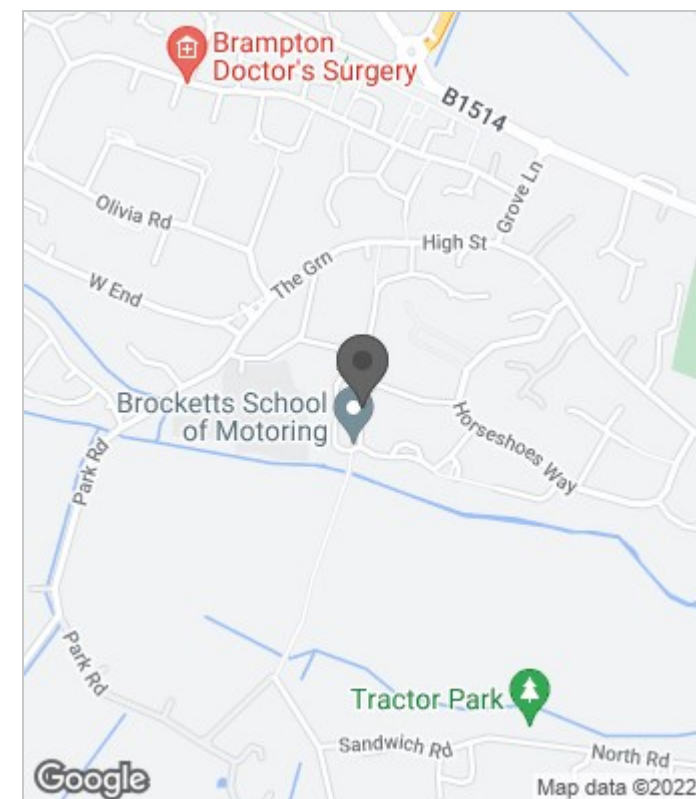
Garage/ Storage Area
7'10 x 7'2 (2.39m x 2.18m)





TOTAL FLOOR AREA: 1583 sq. ft. (147.0 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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