



| Fenton | Brampton | CA8 9JZ

Offers Over £725,000



david britton
ESTATES

Key features

- Detached 5-6 bedroom property
- Luxurious kitchen/living/family room
- Large lounge with Bi-fold doors to garden
- Around 3400 Sqft of accommodation
- utility room and ground floor bedroom
- Integral double garage
- 4 bedroom on the first floor
- Stylish bathrooms and ensuite
- master bedroom with en-suite and dressing room
- fully converted attic room suitable as a 6th bedroom

Description

Oozing elegance and style, this luxurious 5/6 bedroom detached new build property with over 3300sq.ft of living accommodation which is immaculately presented and has been completed to a luxurious standard throughout in a rural yet accessible village close to Carlisle and Brampton. Overlooking a wildlife pond towards open countryside, this new build home is perfect for modern family living.

Internally it has a fabulous mix of contemporary finishes with stunning spaces including a high-quality German kitchen and bi-fold doors leading out to the garden. Arranged over 3 floors, with light filled rooms with clever use of oak and glass and flexible options for a ground floor bedroom creating flexible options for multi-generational family or working from home. On the ground floor there is an incredible open plan family room, lounge, double bedroom shower room and a utility room. On the first floor there are four further double bedrooms, master with dressing room, ensuite and a stunning glazed balcony overlooking the garden and making this home even more special there is a second floor with a wonderful bedroom with shower room and a study.

Externally the property sits in its own grounds surrounded by gardens to the front side and rear and has a large, gated parking area and double garage. This wonderful property is only a short distance from Carlisle and Brampton within an active village community and would make an amazing family home an early viewing is highly recommended.

Directions





Floor plans

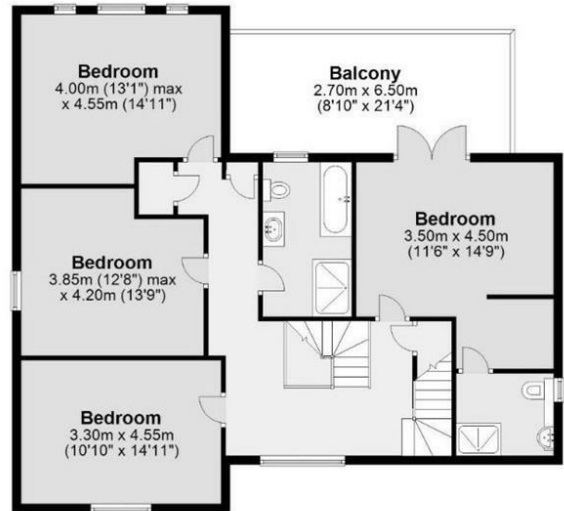
Ground Floor

Approx. 165.9 sq. metres (1785.6 sq. feet)



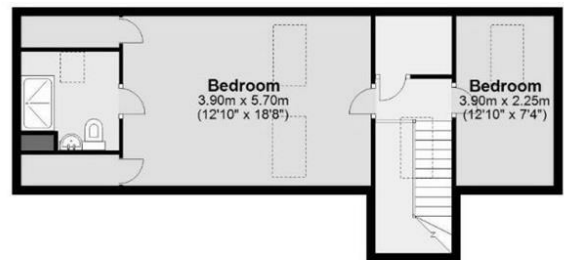
First Floor

Approx. 102.5 sq. metres (1102.8 sq. feet)



Second Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



Total area: approx. 318.7 sq. metres (3430.6 sq. feet)

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	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park
 Penrith
 Cumbria
 CA11 9GR
 01768881111
 Sales@brittonestates.co.uk
 www.brittonestates.co.uk