



18 Pages Way, Brampton, Huntingdon, PE28 4UR

- Detached family home
- Three bedrooms
- Extended accommodation
- Garage and driveway
- Close to schools, shops and amenities
- Easy access to A1 & A14

Full Description

An extended three bedroom detached family home in the sought after village of Brampton. The well presented accommodation comprises entrance hall, living room, dining room, study, WC and kitchen on the ground floor. The first floor has three good sized bedrooms and a family bathroom. Externally, there is a private enclosed rear garden and a driveway and garage to the front.

Brampton is a large village with some 5,000 residents and is situated 2 miles south west of Huntingdon. It is 16 miles from Cambridge and an hour from Kings Cross by train. It has direct access to the A1 and A14 and nearby rail links to London, Peterborough and beyond. A regular bus service passes through the village en route from Huntingdon and St Neots. Hinchingsbrooke Hospital serves Brampton and the surrounding area.

Schools

Brampton Village Primary School is beside the village green and caters for the 4+ to 11 year olds. It has a pre-school section. There are two schools for the 11 – 18 year olds in Huntingdon, Hinchingsbrooke and St. Peter's. There is also a College of Further Education in Huntingdon. Brampton also caters for the younger children with two nursery schools and a playgroup.

Shops

Brampton is very fortunate to have a good selection of shops – there is a Post Office, chemist, hairdressers, Co-op, butchers, art gallery, gift shop, off licence, fish and chip shop and a Chinese takeaway.

Gardeners are catered for with Notcutts Garden Centre

Brampton also has a GP practice, a dental surgery a chiropractor and a veterinary practice

Brampton has its own golf club – an 18 hole course with a driving range and pro shop. It also has bar and catering facilities open to non members.

ENTRANCE HALL

UPVC entrance door leading to entrance hall. UPVC window to front. Glazed door to living room.

LIVING ROOM

14' 2" x 11' 10" (4.32m x 3.61m)

UPVC window to front. Wood flooring. Radiator. Stairs to first floor. Feature gas fireplace with decorative surround. Archway through to dining room.

DINING ROOM

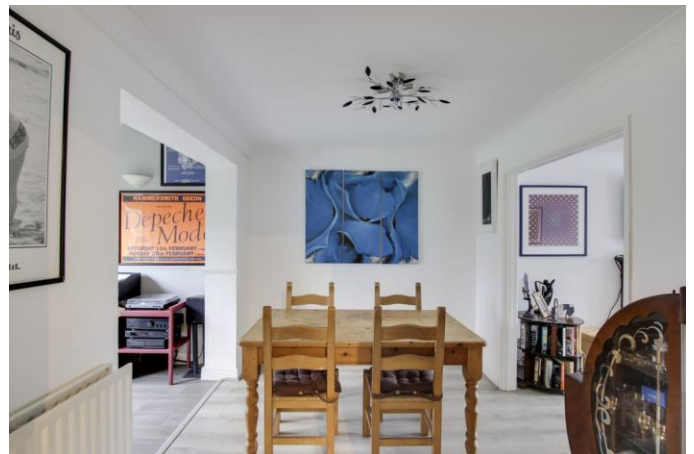
11' 10" x 8' 3" (3.61m x 2.51m)

Wood flooring. Radiator. Doorway to kitchen. Open plan through to study.

STUDY

10' 0" x 5' 8" (3.05m x 1.73m)

UPVC French doors to garden. Vinyl flooring.



KITCHEN

14' 2" x 8' 2" (4.32m x 2.49m)

Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring hob with extractor over. Built in dishwasher. Plumbing for washing machine and tumble dryer. Radiator. UPVC windows to rear. Door to WC.

WC

Two piece white suite comprising low level WC and wash hand basin. Tiled splash backs. Storage cupboard. Wall mounted boiler.

LANDING

Doors to bedrooms and bathroom. Loft access.

BEDROOM ONE

14' 6" x 11' 1" (4.42m x 3.38m)

UPVC window to rear. Radiator.

BEDROOM TWO

11' 1" x 7' 11" (3.38m x 2.41m)

UPVC window to front. Radiator. Built in wardrobe.

BEDROOM THREE

8' 11" x 7' 11" (2.72m x 2.41m)

UPVC window to front. Radiator.

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over. Tiled splash backs and glass screen. Heated towel rail. Airing cupboard housing immersion tank for back up hot water. UPVC window to rear.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with flower and shrub borders. Patio area. Gated access to front. Three storage sheds. Outside tap.

FRONT GARDEN

Laid to gravel providing off road parking for two vehicles. Gated access to garden.

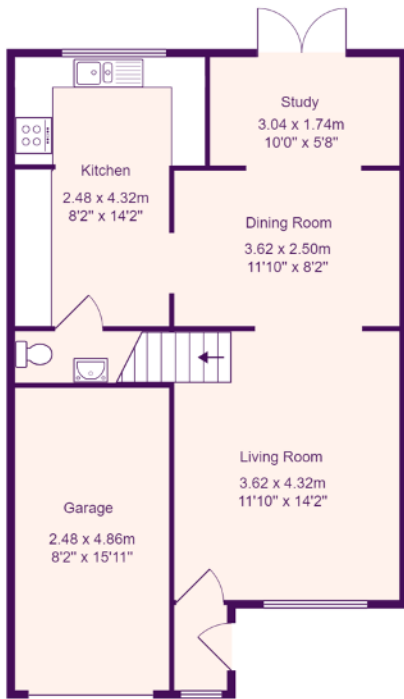
GARAGE

Single garage with up and over door. Power and light.

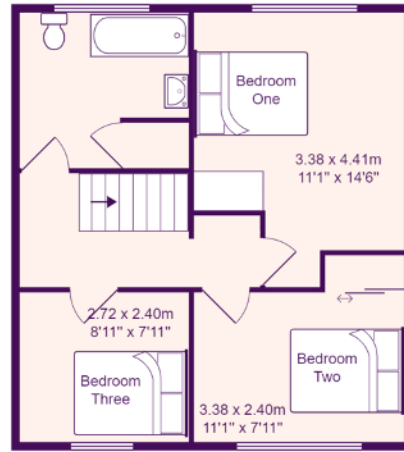
DISCLOSURE

Please note: We are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out that the vendor we are acting for on the sale of this property is a "connected person" as defined by that Act.





Ground Floor



First Floor

Total Area: 101.4 m² ... 1092 ft²

All measurements are approximate and for display purposes only

EPC GRAPH
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