



residential.sales@maxeygrounds.co.uk

01945 428820

Residential Sales

# £450,000



Ref: J412

### **17 Brampton Close, Wisbech, Cambridgeshire PE13 1LU**

An Immaculate 4 Bedroom Detached House, located in a Quiet Exclusive Cul-De-Sac. Benefitting from a Lounge, Kitchen, Dining Room, Study, Utility Room, Downstairs Cloakroom, Four Double Bedrooms, En-Suite to Bedroom One, Family Bathroom. A good size well maintained garden. Detached Double Garage and Off-Road Parking. Gas Central Heating and UPVC Double Glazing.





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**ENTRANCE HALL** Composite part glazed, double glazed front door with recessed storm porch over and matching double glazed side panel. Stairs to first floor. Under stairs cupboard. Radiator. Telephone socket. Amtico flooring.

**LOUNGE** 19' 4" x 12' 10" (5.90m x 3.93m) UPVC double glazed windows to front, side and French doors to rear - triple aspect. Two radiators. Aerial socket. Amtico flooring.

**KITCHEN** 19' 5" x 13' 0" (5.94m x 3.98m) UPVC double glazed windows to rear and side - double aspect. Inset ceiling lighting. Range of wall and base units with worktops over. Tiled splash backs. Built in 'AEG' electric oven and 'De Dietrich' gas hob with extractor fan over. Two integrated freezers 'Smeg' and 'Neff'. One and a half sink with drainer and mixer taps. Plumbing for dishwasher. Radiator. Tiled floor. Under shelf lighting.

**UTILITY ROOM** 10' 9" x 6' 4" (3.28m x 1.94m) UPVC double glazed window to front and UPVC part glazed, double glazed stable door to side. Base units with worktop over. Stainless steel sink with drainer. Tiled splash backs. Plumbing for washing machine and space for tumble dryer. Wall mounted 'Ideal' boiler. Radiator. Tiled floor.

**DINING ROOM** 10' 8" x 7' 10" (3.26m x 2.41m) UPVC double glazed window to front. Radiator. Tiled floor.

**STUDY** 13' 1" x 9' 3" (4.00m x 2.83m) UPVC double glazed window to rear. Radiator. Tiled floor.

**DOWNSTAIRS CLOAKROOM** 6' 0" x 2' 11" (1.84m x 0.89m) UPVC double glazed window to front. Low-level WC. Pedestal hand basin. Tiled splashback. Radiator. Amtico flooring.

**LANDING** Loft access. Inset ceiling lighting. UPVC double glazed window to front. Shelved airing cupboard. Radiator.

**BEDROOM ONE** 15' 4" x 13' 6" (4.68m min x 4.13m) UPVC double glazed window to rear. Built-in wardrobes. Radiator.

**EN-SUITE** 8' 9" x 5' 5" (2.68m x 1.67m) UPVC double glazed window to rear. Inset ceiling lighting. Low-level WC. Pedestal hand basin. Panelled bath with wall mounted shower over. Shaver socket. Radiator. Extractor fan. Part tiled walls.

**BEDROOM TWO** 12' 11" x 10' 7" (3.94m x 3.25m) UPVC double glazed window to rear. Radiator. Telephone socket.

**BEDROOM THREE** 12' 11" x 8' 5" (3.94m x 2.57m) UPVC double glazed window to front. Radiator.

**BEDROOM FOUR** 14' 9" x 7' 11" (4.52m x 2.43m min) UPVC double glazed window to front. Shelved storage cupboard. Radiator.



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**BATHROOM** 9' 9" x 8' 5" (2.98m x 2.57m max) UPVC double glazed window to side. Inset ceiling lighting. Low-level WC. Pedestal hand basin. Panelled bath with wall mounted shower over. Bidet. Shaver socket. Radiator. Extractor fan. Part tiled walls.

**OUTSIDE** To the front mainly laid to grass. Mature plants and shrubs. Tarmac driveway providing off-road parking leading to a detached double garage. Outside lighting. Two wooden pedestrian gates leading to the rear. To the rear mainly laid to grass bordered with wooden fencing and mature hedging. Trees, mature plants and shrubs. Wooden shed. Patio area. Outside tap. Outside lighting.

**DETACHED DOUBLE GARAGE** Two up and over doors. Window and pedestrian door to side. Power and lighting.

**SERVICES** All main services are connected.

**VIEWING** Strictly by appointment with the selling agent Maxey Grounds.

**POSSESSION** Vacant possession upon completion of the purchase.

**DIRECTIONS** From our Office, cross the river opposite and proceed down North Brink, through the traffic lights and on to Barton Road, continue and then take the next left onto Woodcote Park. After a short distance turn right into Brampton Close and follow to the end of the cul-de-sac, the property can be located on the left.

**COUNCIL TAX BAND F**

**EPC RATING** BAND TBC

**PARTICULARS PREPARED** 16<sup>th</sup> May 2022



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## **AWAITING FLOOR PLAN**



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.