



13 Miller Way, Brampton, PE28 4RR





Offers in excess of: £425,000 Freehold

Miller Way, Brampton, PE28 4RR

- Executive Detached Bungalow
 - Extended and Improved Throughout
 - Refitted Kitchen/Breakfast Room
 - Versatile Accommodation
 - En-Suite to Principal Bedroom
 - Larger than Average Rear Garden
 - Ample Off-Road Parking
 - Walking Distance to Amenities
 - Freehold
 - Energy Rating: D/66
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This executive and extended detached bungalow is within walking distance to amenities, in a non estate location and sits on a larger than average plot.

Coming through the front door, the accommodation comprises entrance hall, living room, family room, snug, kitchen/breakfast room, utility room, four bedrooms, bathroom and an en-suite to the principal bedroom.

Externally, the property benefits from a generous plot both front and rear, with a garage and off-road parking for multiple cars.

Council Tax Band: D
Huntingdon District Council
Draft detail subject to approval



Accommodation

Entrance Hall 5'11" x 5' (1.8m x 1.52m).

Living Room 13'11" x 13'2" (4.24m x 4.01m).

Family Room 12'2" x 10' (3.7m x 3.05m).

Hallway 21'6" x 3'6" (6.55m x 1.07m).

Kitchen/Diner 16'6" x 12'8" (5.03m x 3.86m).

Utility Room 9'1" x 4'11" (2.77m x 1.5m).

Snug 12'11" x 8'11" (3.94m x 2.72m).

Main Bedroom 12'10" x 11'3" (3.9m x 3.43m).

En-Suite 6'5" x 6'1" (1.96m x 1.85m).

Bedroom Two 13'1" x 11' (4m x 3.35m).

Bedroom Three 12'6" x 11' (3.8m x 3.35m).

Bedroom Four 8'11" x 7'4" (2.72m x 2.24m).

Bathroom 9'2" x 8'7" (2.8m x 2.62m).

Front and Rear Gardens

Garage and Parking



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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