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**RAMWELLS BROW**



NEWTON & CO

LOOKING FOR A 3-  
BED FAMILY HOME IN  
BROMLEY CROSS?



Ramwells Brow, BL7







**Just off Hospital Road, in the heart of Bromley Cross discover Number 28 Ramwells Brow.**

Park up on the paved driveway ahead of the garage before making your way past the front landscaped garden to the contemporary composite black entrance door.





Enter the porch, ideal for neatly storing your coats and boots before transitioning into a inviting hallway. The space is illuminated with natural light, thanks to the frosted glazed panels on the side and front, adorned with stripey browns and complemented by creamy carpeting that complements the wallcovering.





## Welcome home.

Enter through the glass-panelled wooden door into the initial of two living spaces. A sizable window at the front provides a bright and open atmosphere, harmonising with the neutral walls and grey carpeting.





Proceed to the open-plan kitchen/diner, featuring beech shaker-style wall and base units, a grey laminate worktop, an integrated electric oven with a 4-ring gas hob, and a concealed extractor above. Additionally, there are integrated appliances such as a fridge, freezer, washing machine, and dishwasher. A stainless steel sink and drainer are positioned by the window, offering views of the rear garden. Vibrant blue and yellow tiling creates a lively and inviting space for the family to both cook and dine.





Laminate flooring seamlessly connects the kitchen and dining areas, while the dining table is conveniently placed near UPVC French patio doors with a glazed side panel, leading out to the garden. On the opposite side of the kitchen, the door leads to a second sitting room equipped with matching UPVC doors that mirror those in the dining area. This area also opens up to the garden, offering an ideal space for a playroom, second sitting room, or home office for those who work remotely and wish to be in close proximity to the natural surroundings of the garden.













Returning through to the entrance, take the glazed panelled oak staircase up to the first floor where three bedrooms await.





With fabulous views out towards Winter Hill to the rear, the main bedroom provides space to accommodate a comfortable double bed and a convenient chest of drawers, seamlessly integrated with a built-in cupboard for additional storage. The neutral décor enhances the room's versatility, allowing for personalisation, while the warm undertones of walnut-style laminate flooring add a touch of sophistication to the overall aesthetic.





Towards the front of the space, you'll find the second bedroom, offering ample space for a double bed, bedside table, and sleek grey gloss fitted wardrobes. The vibrant fuchsia pink and grey stripey wallpaper, combined with the soft grey carpeting, adds a lively yet cosy ambiance to the room.

Moving towards the rear, the third bedroom presents itself as an ideal space for a study or work area. However, it remains versatile enough to function as a small bedroom, accommodating a single bed and wardrobe if desired.





Serving the bedrooms is a three-piece shower room, featuring a WC, a pedestal sink, and a corner shower with a glazed enclosure. The vinyl flooring is complemented by a combination of black and white tiles, creating a harmonious visual appeal. Additionally, a heated towel rail adds to the functionality and comfort of the space.





Step out from the kitchen/diner or sitting room into a generously layered south-facing landscaped garden. During the summer, swing open the double doors and extend the festivities onto the patio, relishing in the picturesque countryside views. A set of steps guides you down to the lush lawn, framed by rockery plant beds featuring mature vegetation and an additional patio area. The perimeter is secured with timber fence panels, making it an ideal and safe space for children and pets alike.

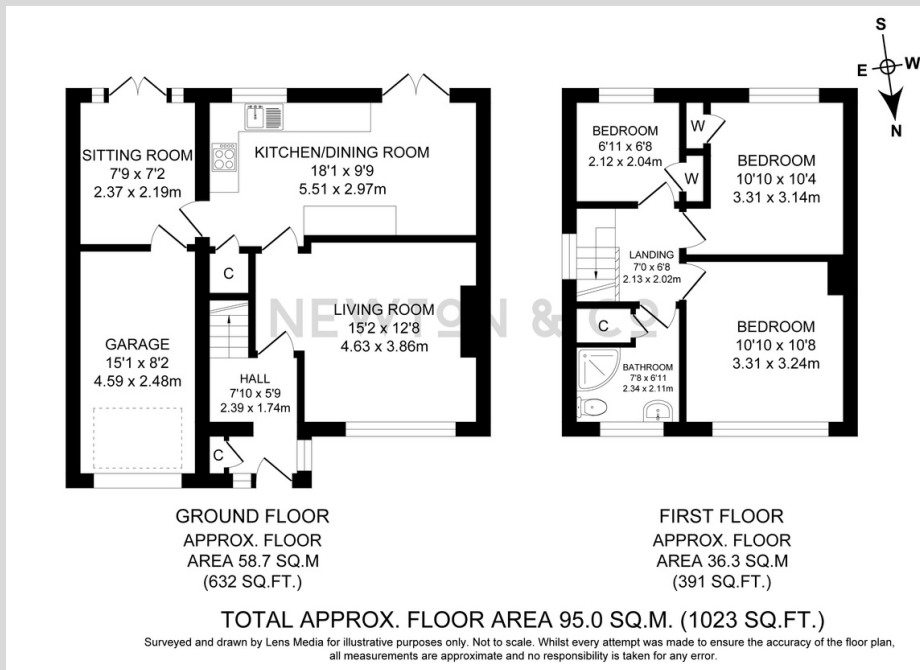


## Out & About:

Families can be assured of peace of mind when it comes to safety and security, with Eagley Infants School at the bottom of the garden. With a number of exceptional schools close by, you couldn't wish for a better location.

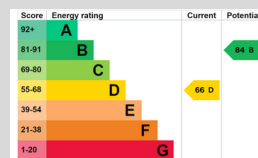
Dine out at the various great pubs and restaurants, all within walking distance. From Italian cuisine to contemporary smokehouse stylings, there are plenty of local establishments to try and to love.

For fresh air and exercise, pull on your walking boots and hike to The Last Drop village, easily accessible by the bluebell woods at the end of the road. The reservoirs of Jumbles, Entwistle and Wayoh are also only a few minutes away by car.



## Features:

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY & INTEGRAL GARAGE
- SOUTH FACING REAR GARDEN
- COUNTRYSIDE VIEWS
- SOUGHT AFTER AREA
- HIGH REGARDED LOCAL SCHOOLS
- TENURE: LEASEHOLD/ LENGTH OF LEASE: 943 YEARS LEFT/ GROUND RENT: £15 P/A
- COUNCIL TAX BAND: C
- EPC RATED: D





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