



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE
HALMAN**

Damery Road, Bramhall
£895,000.00

THE AREA'S LEADING ESTATE AGENCY



Situated on a private road just off Bramhall Lane South is this contemporary detached bungalow which was constructed within the last five years or so. With its clean and crisp white rendered facade this superb energy efficient home blends convenience and luxury and this is demonstrated with a clever home automation system and bespoke gas underfloor heating, all of which can be self controlled via a Mobile App. Internally there are multi-functional spaces creating an open plan atmosphere ideal for family gatherings but equally there are a plethora of bedrooms and reception spaces to ensure an excellent degree of privacy can be obtained. Positioned on a quiet private road within walking distance of Bramhall Park, Bramhall Village and Bramhall Train Station with convenient access to local amenities, transport links as well as excellent Schools.

Property details

- Bespoke Underfloor Heating System & Intelligent Home Automation System Providing Excellent Control-ability
- Highly Desirable Location with only a Handful of Properties in this Quiet Private Cul-de-sac
- Superb Energy Efficient Detached Four Bedroom & Four Bathroom Detached Bungalow Complete with 10 Year Build Warranty (4 Years Remaining)
- Immaculate Contemporary High Specification Accommodation Approaching 2000 sq/ft
- Modern Open Plan Kitchen Family Room with Skylight Window with Aluminium Bi-folding Doors to Private South Facing Rear Garden
- Close to Bramhall Village & Bramhall Train Station Providing Additional Convenience



About this property

This property boasts a magnificent living kitchen area, designed to accommodate dining, cooking, entertaining, and lounging, making it the heart of the home. The kitchen is equipped with stylish high-gloss floor to ceiling wall units along with modern base units and an island breakfast bar. A glass roof lantern enhances the area with natural light and contemporary bi-folding doors open directly to the garden, seamlessly blending indoor and outdoor spaces.

The master bedroom is a standout feature, boasting bi-folding doors that lead to the garden, allowing for an abundant of natural light and easy access to outdoor tranquility. This bedroom also includes an en-suite, complete with floor to ceiling opaque glass door, providing a luxurious experience for everyday needs. The property includes three additional double bedrooms, two of which include contemporary en-suite shower rooms. The property ensures ample space for every family member or even friends & guests. The accommodation provides ample storage with a cloakroom and large store cupboard which could easily be turned into a cocktail bar or even a study area. A family bathroom and large utility room complete this wonderful residence which is certain to suit a variety of buyers.

This home offers a private landscaped garden that envelops the property on three sides, offering a serene and secluded outdoor environment. The master bedroom and additional double bedrooms each have direct access to the panoramic style gardens, seamlessly blending indoor and outdoor living spaces. The garden is designed for low maintenance, providing an ideal setting for relaxation and outdoor gatherings. External lighting illuminates the exterior providing comfort to any evening outdoor entertainment. The property includes a driveway providing off road parking for several cars which in turn leads to a single integral garage.













DIRECTIONS

SK7 2JZ

COUNCIL TAX BAND

G

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Underfloor Heating

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

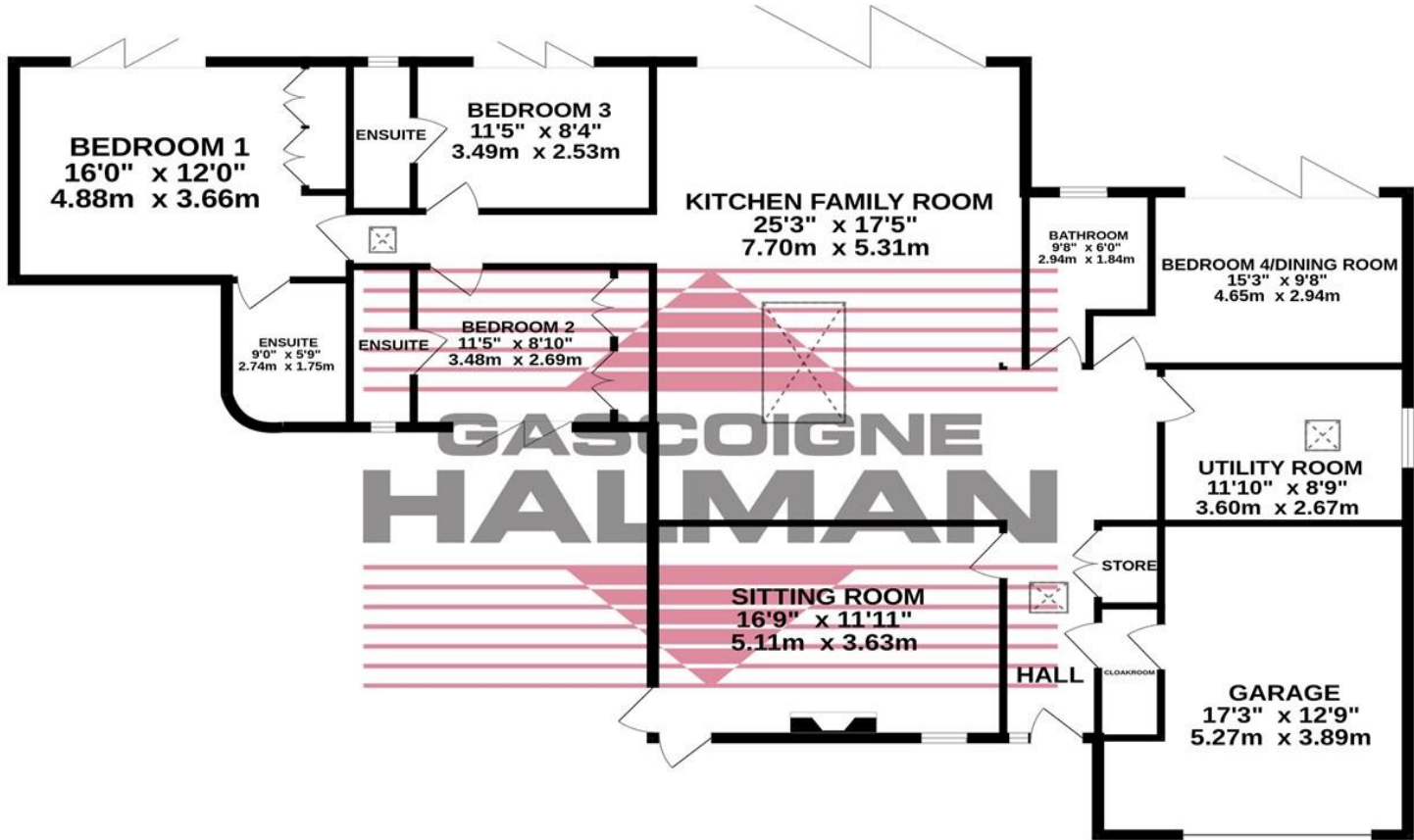
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1832 sq.ft. (170.2 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE