



**GASCOIGNE
HALMAN**

Regent Close, Bramhall
£985,000.00

THE AREA'S LEADING ESTATE AGENCY



This immaculate residence has been comprehensively extended to form wonderful family accommodation approaching 2500 sq/ft. The double fronted property has been re-imagined with an elegant rendered facade boasting a double height entrance hallway which makes an appealing first impression. The accommodation reveals three reception rooms along with a superb kitchen family room, five remarkable and very capable bedrooms and three luxury bathrooms. This home provides an elegant contemporary decor throughout along with superb functional and practical spaces for the whole family to enjoy. Ample parking and a delightful southerly facing garden and some of the highlights benefiting the exterior and this well balances home is certain to appeal to a variety of buyers.

Property details

- Beautiful Extended Family Accommodation Approaching 2500 sq/ft
- Five Spacious Well Presented Bedrooms & Three Immaculate Bathrooms, Master Includes Stylish Dressing Room
- Superb Open Plan Kitchen Family Room with Contemporary Fixtures & Fittings
- Walking Distance to Woodford Recreation Ground As Well As Fred Perry Way, Ideal For Leisurely Walks
- Highly Desirable School Catchment Area
- Within Walking Distance of Bramhall Village & Easy Access To Manchester Airport Link Road



About this property

This superb five Bedroom and three bathroom stunning modern and stylish family residence is positioned in a highly desirable residential location. This impressive detached home offers spacious and beautifully extended family accommodation spanning approximately 2500 square feet. The elegant front facade with double height glazed entrance hallway is a standout feature of this immaculate property. The hallway itself provides the perfect introduction with ample light flooding into the space. A spacious living room provides a relaxing and comfortable retreat for anyone to enjoy whilst the heart of the home displays a wonderful open-plan kitchen family room, complete with contemporary fixtures and fittings, perfect for both relaxing and entertaining. The family room enjoys a vast space with a sitting area including bi-folding doors leading to a southerly facing garden and the dining area connects seamlessly with the kitchen and centre breakfast island unit. A further reception room which is accessed via elegant bespoke crittall doors, provides an additional functional and practical space which is currently used as a children's play area. Beyond the family room is a large utility room complete with boot room and separate WC. An immaculate gallery landing provides access to five bedrooms and a beautiful modern family bathroom which includes a four piece suite. The master bedroom boasts a stylish dressing room, addition a touch of luxury to the space. The stunning en-suite has been fitted with luxury fixtures and fittings which are certain to impress any buyer. The second bedroom also incorporates an en-suite, ensuring this residence is fit for any size family. Externally the property has a corner garden which displays an excellent degree of privacy and offers low maintenance throughout the year with its large porcelain tiled patio and astroturf garden. The property includes a driveway providing ample off road parking for multiple vehicles. Situated within walking distance to Woodford Recreation Ground and Fred Perry Way, this property is ideal for those who enjoy leisurely walks and outdoor activities. Additionally, the proximity to highly desirable Schools makes it an excellent choice for families, especially with Bramhall Village located nearby along with the conveniently positioned Manchester Airport Link Road.











DIRECTIONS

SK7 1JA

COUNCIL TAX BAND

F

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		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

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?

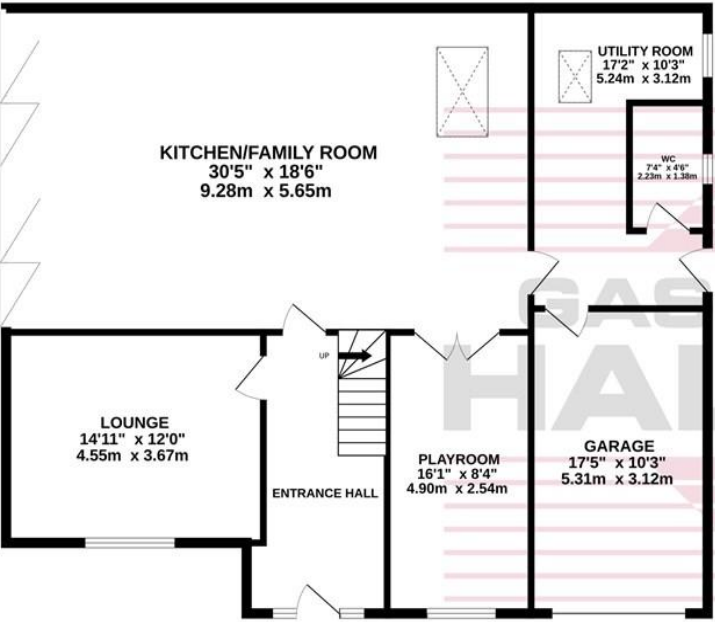
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

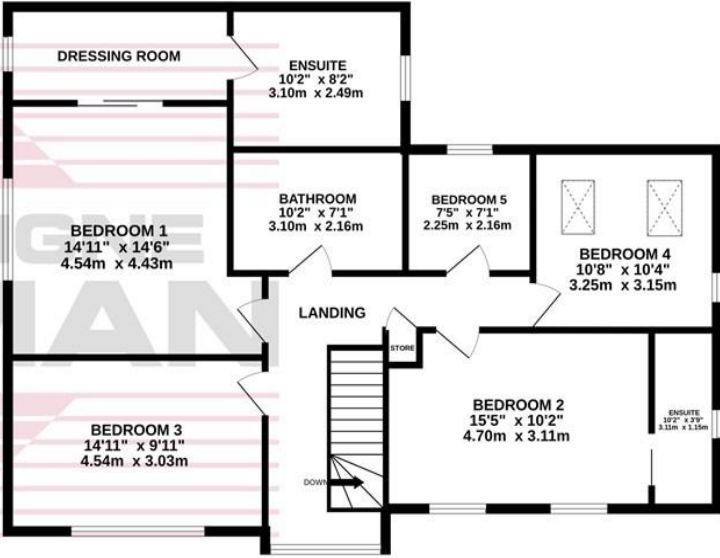
No

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
1351 sq.ft. (125.5 sq.m.) approx.



1ST FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



TOTAL FLOOR AREA : 2419 sq.ft. (224.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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