







**\*\* EXECUTIVE DETACHED HOME \*\* FIVE BEDROOMS \*\*  
OVERLOOKING BRAMSHALL PARK \*\* SOUGHT-AFTER  
LIONCOURT HOMES DEVELOPMENT\*\***

An internal viewing is highly recommended to fully appreciate this impressive five-bedroom detached family residence, set on generous gardens with two en-suites and two reception rooms. The property boasts gas central heating and double glazing, offering a high energy efficiency rating.

In summary, the home features: a porch, entrance hall, cloakroom/W.C, spacious living room, dining room, modern refitted kitchen/diner, utility room and integral single garage. All five bedrooms are well-proportioned, with a range of wardrobes, and the master and second bedroom both benefit from en-suites and dressing areas. There is also a main four piece family bathroom.

Externally, the property includes a large double-width driveway with front and rear gardens with a well-maintained lawn and a Indian stone paved patio area perfect for entertaining. The front of the home enjoys picturesque views of Bramshall Park, offering serene walking paths and a peaceful environment.

Conveniently situated close to the town centre, the property has easy access to local amenities such as shops, schools, and leisure facilities. It also offers quick connections to the A50, providing links to major road networks.

Viewings are by appointment only through ABODE Estate Agents.





### Hallway

With a UPVC double glazed frosted glass window to the front elevation, composite front entry door leading into, balustrade staircase rising to the first floor landing, smoke alarm and spotlighting to ceiling, doorbell chime, central heating radiator and internal glass panel oak doors leading to:

### Living Room

With a UPVC double glazed window to the front elevation and a further double glazed unit to rear, UPVC double glazed French doors with the adjoining double glazed units leading to the rear patio, TV aerial point, telephone point, two central heating radiators, spotlighting to ceiling and dimmer switch lighting throughout.

### Cloaks/WC

With Karndean flooring throughout, low-level WC, central heating radiator, pedestal wash basin with mixer tap, complementary tiling to lower wall half, extractor fan and spot lighting to ceiling.

### Dining Room

With 2x UPVC double glazed windows to front and side elevations, Karndean flooring throughout central heating radiator and dimmer switch lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		











### Kitchen/Diner

With 2x UPVC double glazed windows to the side elevation and a set of UPVC double glazed French doors leading to the rear patio, the refitted and extended bespoke kitchen diner features increased living and dining space. The room consists of Karndean flooring throughout, central heating radiator and spotlighting to ceiling. The kitchen features range of matching base and high-level storage cupboards and drawers with quartz drop edge preparation works surfaces. A range of integrated appliances includes a one and a half composite sink and carved inset drainer with mixer tap and instant Quooker instant hot water tap, Range style five ring cooker with double ovens, integrated extractor fan, space for further freestanding appliances, internal oak door leads to:



### Utility Room

The garage has been partially converted to create a useful utility space which provides space and plumbing for freestanding and under counter white goods, a frosted PVC door leads to the rear garden, with eye level units and work preparation surfaces, internal door leading to:

### Garage

With an electric roller up and over door to the front elevation and central heating gas boiler.

### Landing

With a UPVC double glazed window to the front elevation, central heating radiator, access into loft space via loft hatch with pulldown ladders, smoke alarm, built-in double airing cupboard housing the hot water pressurised tank, internal oak doors lead to:



### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, a set of fitted base level drawers and timber panelling to feature wall, an opening leads to a dressing room having a range of built in fitting wardrobe with mirrored fronts and sliding doors, built-in dressing table with base level storage drawers, a UPVC double glazed window to the rear elevation, central heating radiator, spot lighting to ceiling and door leading to:

### En-suite One

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising of low level WC, floating wash basin with mixer tap, double shower cubicle with waterfall showerhead and complementary tiling to wall coverings, chrome heated towel radiator, shaving point, extractor fan and spot lighting to ceiling.

### Bedroom Two

With a UPVC double glazed window to the side elevation and front elevation, central heating radiator, opening leading to a dressing room with a further UPVC double glazed unit to side and central heating radiator, completing the room is a built-in double wardrobe with sliding doors and access into loft space via loft hatch, internal door leads to:







### En-suite Two

With a UPVC double glazed frosted window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, floating wash basin with mixer tap, corner shower cubicle with waterfall showerhead and complementary tiling to wall coverings, chrome heated towel radiator, shaving point, extractor fan and spotlighting to ceiling.

### Bedroom Three

With 2x UPVC double glazed units to front and side elevations overlooking Bramshall Park and nature aspects, central heating radiator and a range of built-in fitting wardrobes with mirrored fronts and sliding doors.

### Bedroom Four

With a UPVC double glazed window to the side elevation and central heating radiator.

### Bedroom Five

With a UPVC double glazed window to the side elevation and central heating radiator.

### Family Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a four piece family bathroom suite comprising of low-level WC, floating wash basin with mixer tap, shower cubicle with folding glass screen and tiling to wall coverings, bath unit with mixer tap and complementary tiling surrounding, chrome heated towel radiator, shaving point, spotlighting to ceiling and extractor fan.

























Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

208.06 m<sup>2</sup>  
2239.54 ft<sup>2</sup>

**Reduced headroom**

0.92 m<sup>2</sup>  
9.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

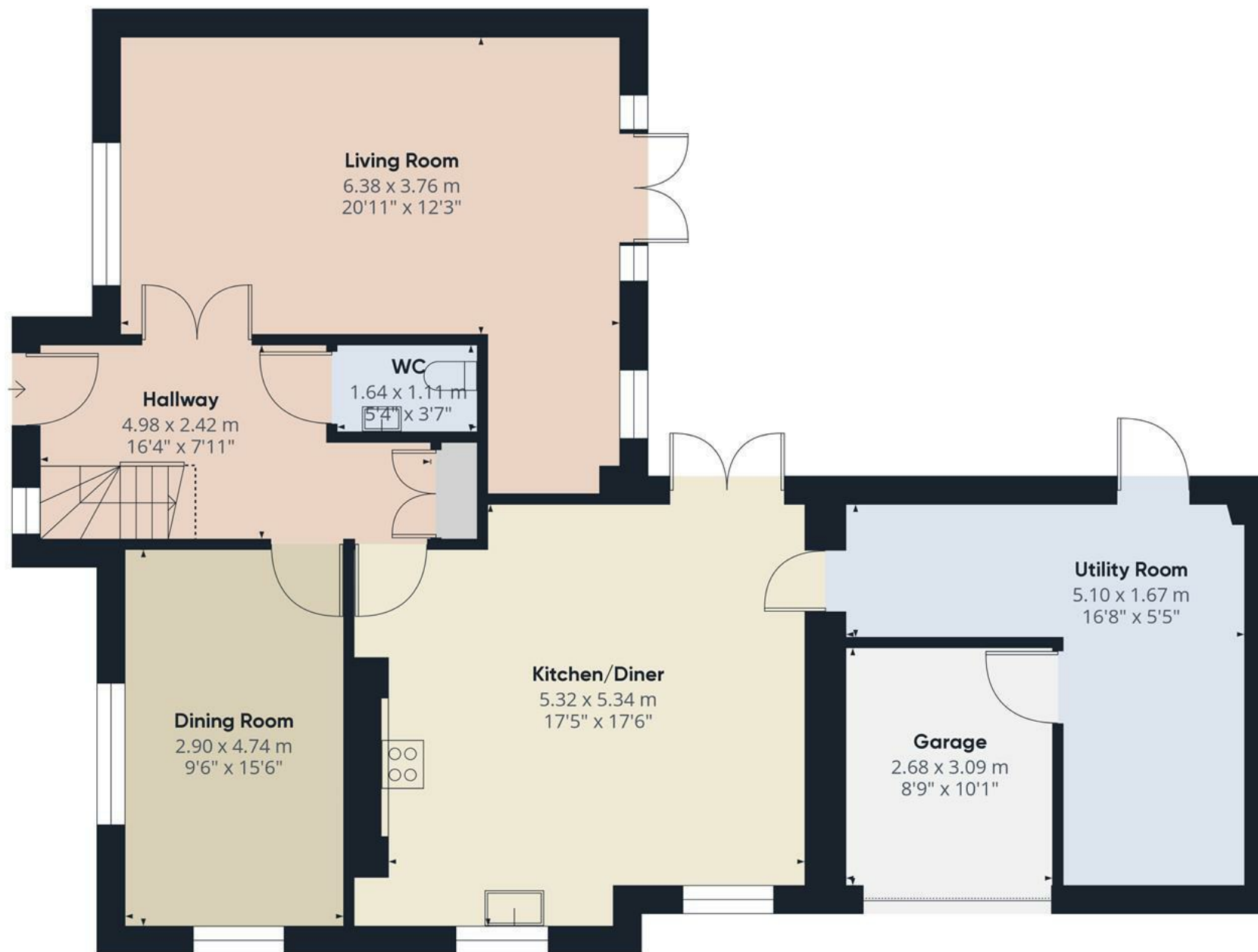
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





Floor 0

**Approximate total area<sup>(1)</sup>**

106.33 m<sup>2</sup>  
1144.53 ft<sup>2</sup>

**Reduced headroom**

0.92 m<sup>2</sup>  
9.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Floor 1

Approximate total area<sup>(1)</sup>

101.73 m<sup>2</sup>

1095.01 ft<sup>2</sup>

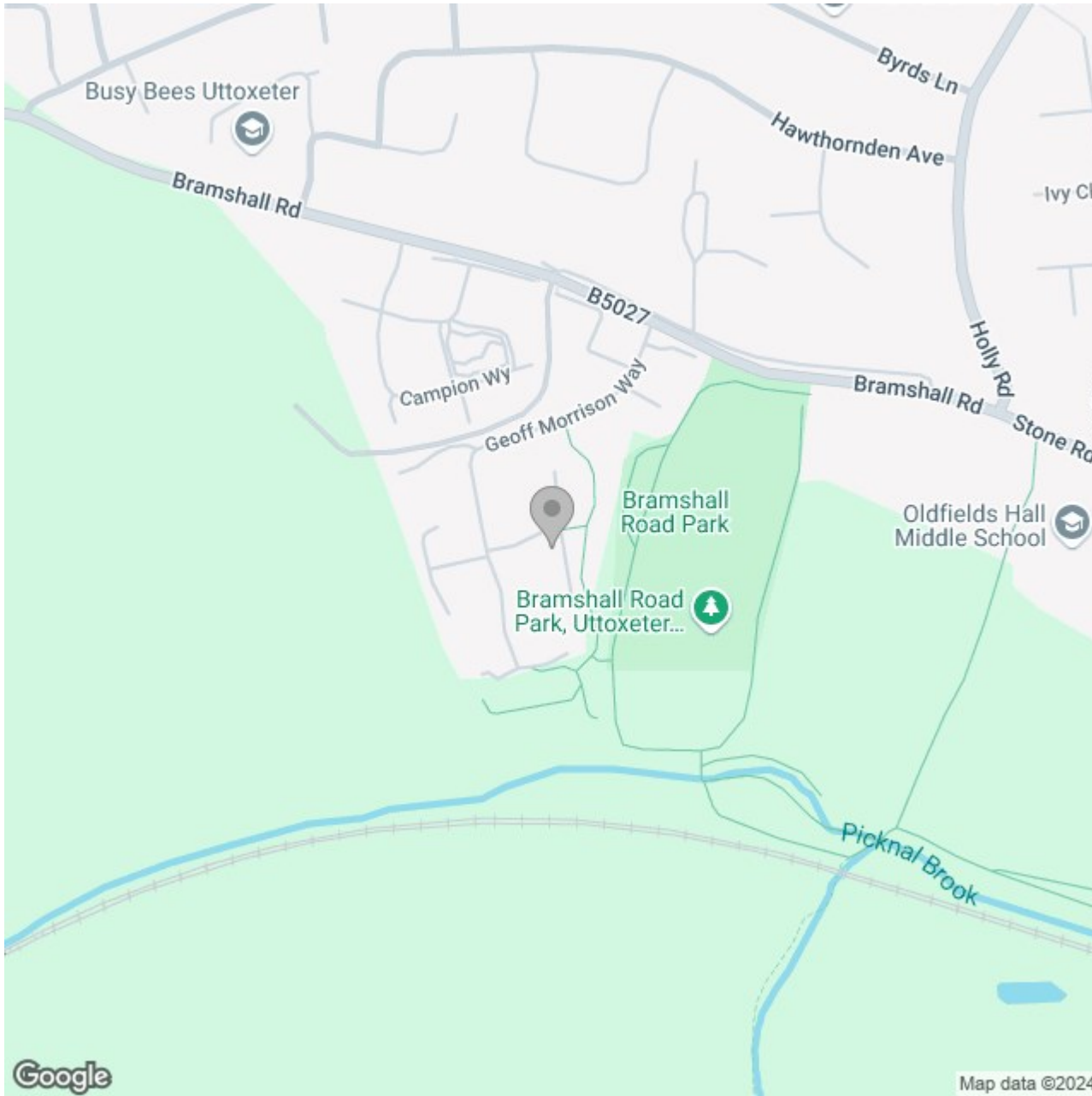
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	