



10 Regent Close, Bramhall

£795,000 Freehold

FOUR DOUBLE BEDROOMS • FOUR RECEPTION ROOMS • PRIVATE GATE TO WOODFORD RECREATION GROUND • LARGE INTEGRAL GARAGE • SOUTH-FACING REAR GARDEN • QUIET CUL-DE-SAC IN THE HEART OF BRAMHALL VILLAGE • TENURE - FREEHOLD • EPC RATING - E / COUNCIL TAX BAND G



This handsome DOUBLE-FRONTED DETACHED home sits proudly on a LARGE PLOT. With adjoining access through its own PRIVATE GATE onto the vast fields of 'Woodford Rec' this is a BRILLIANT FAMILY HOME sitting at the foot of a quiet cul-de-sac in the HEART OF BRAMHALL VILLAGE. Boasting superb space and plenty of potential this wonderful home is ready for its next family.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

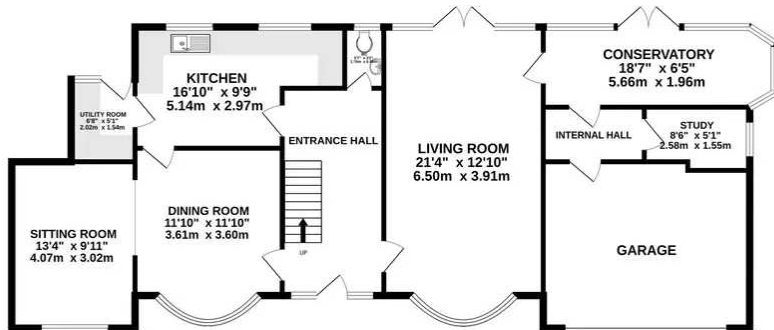
EPC Environmental Impact Rating: E



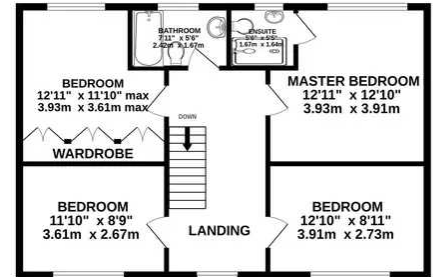
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GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 2017 sq.ft. (187.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Positioned on an extremely wide plot this home offers plenty of kerb-appeal, sitting behind a manicured lawn with mature planting and a driveway providing off-road parking. A hidden gate provides your very own private access on to the fields of 'Woodford Rec' and beyond - a feature the current vendors have said has been invaluable for their three children, who have loved the freedom of running around and playing on the fields. Internally the property is just as impressive, with brilliant space on offer and a versatile layout allowing you to make use of each room however works for you. There are four reception rooms comprising a large living room with dual aspect windows and doors, a conservatory with wonderful views over the garden, a large dining room that sits just off the kitchen, and opens into the fourth reception room which is currently utilised as a games room. There is a spacious kitchen that sits at the rear of the house with a utility room. Through the conservatory there is a handy study off a large internal hall and access into the garage. The ground floor is completed by a WC that sits off the large and welcoming entrance hall.

To the first floor the galleried landing provides access to all four double bedrooms. Each bedroom is light and spacious, with the second bedroom also offering fitted wardrobes. The master benefits from an en-suite shower room. The family bathroom provides a bath, WC and wash hand basin. There is access into the loft space via a drop-down ladder on the landing, with the loft itself boarded and insulated.

This marvellous family home is a brilliant space ready for a new owner to come in and make it their own. It sits only a short stroll into Bramhall Village and is easy to access excellent transport links including Bramhall Train Station, A555, A34, the motorway network and Manchester Airport.



