



21 Patch Lane, Bramhall

£900,000 Freehold

Five Bedrooms • Detached • Stunning Location • Three Large Reception Rooms • Gated Parking area for several Cars



A beautiful detached home sitting on a generous plot with south-facing gardens. Immaculately presented throughout there is an impressive open-plan dining kitchen, with two further reception rooms. Upstairs boasts five double bedrooms and three bathrooms.

Council Tax band: F

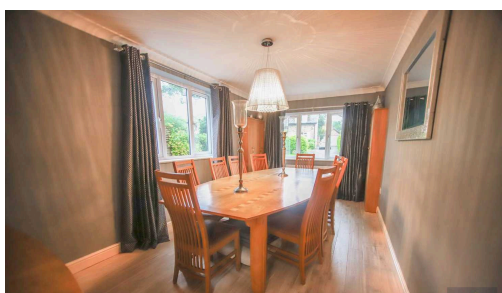
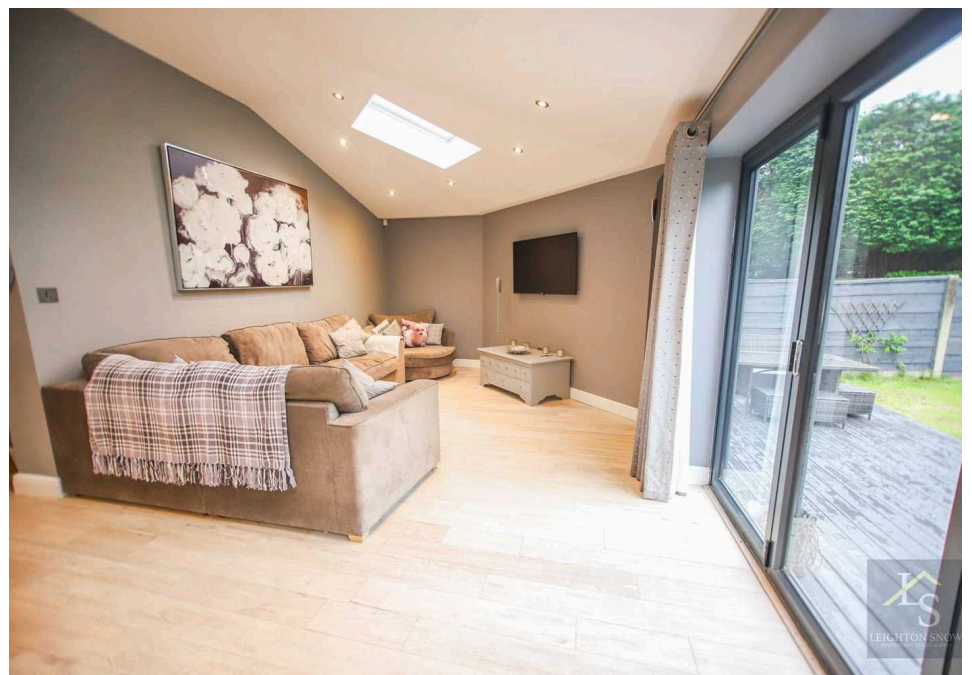
Tenure: Freehold

EPC Energy Efficiency Rating: C

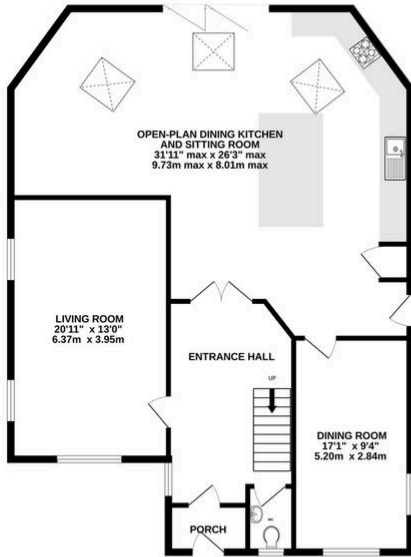
EPC Environmental Impact Rating:



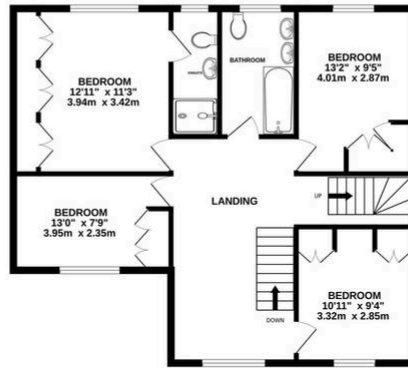
- › Five Bedrooms
- › Detached
- › Stunning Location
- › Three Large Reception Rooms
- › Gated Parking area for several Cars



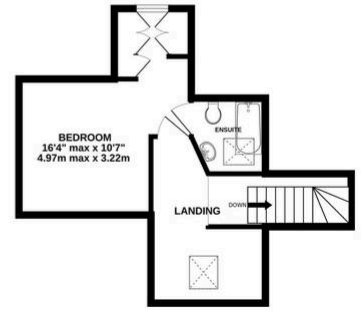
GROUND FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 2397 sq.ft. (222.7 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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Close to excellent transport links including the A555, A34 and motorway network as well as Bramhall Train Station, is this wonderful turn-key home. Boasting immaculate accommodation and having been extended to create a superb open-plan living space. Sat behind a large gated driveway and situated on a tree-lined road, there is an entrance vestibule that leads into a most welcoming hallway with double doors leading into the superb open-plan dining kitchen and sitting room. With bi-folding doors and skylights set within a vaulted ceiling this is a wonderfully light room making the most of the southerly facing aspect. A large central island unit provides a wonderful focal point incorporating a lowered seating area. Off the kitchen area is one of the two large reception rooms currently utilised as a dining room with dual aspect windows. The second reception room is positioned at the front of the house and is another generous room with a fireplace to warm the space. The ground floor is completed by a WC off the entrance hall.

To the first floor the galleried landing provides access to four double bedrooms and the family bathroom. One of the bedrooms is en-suite with a modern shower room. All four bedrooms offer fitted wardrobes offering excellent storage. A second staircase leads up to the top floor where another double bedroom offers a contemporary en-suite bathroom. This bedroom offers more fitted wardrobes and the landing area, with some height restrictions, allows for a study/dressing area set under a skylight.

Externally the rear garden is an easy to maintain lawned space, enclosed by wooden fencing. A large decking runs the width of the property and provides superb space for alfresco dining and relaxation sitting off the bi-folding doors in the open-plan kitchen. There is access down the side of the property to the front where a large driveway sits behind gates and allows parking for a number a cars.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	