

22 Regent Close, Bramhall

£687,500 Freehold

FOR BEDROOM DETACHED HOUSE • NO ONWARD CHAIN • DETACHED GARAGE • THREE RECEPTION ROOMS • SOUTH FACING GARDEN • SITUATED AT THE HEAD OF A QUIET CUL DE SAC • SHORT WALK TO BRAMHALL VILLAGE| • SUPPERB TRANSPORT LINKS



A superb four bedroom detached home sitting at the head of a quiet cul-de-sac overlooking adjacent fields. Located a short walk from Bramhall village this family home is offered for sale with no onward chain and provides a great opportunity to put your own stamp on a property.
Council Tax band: G

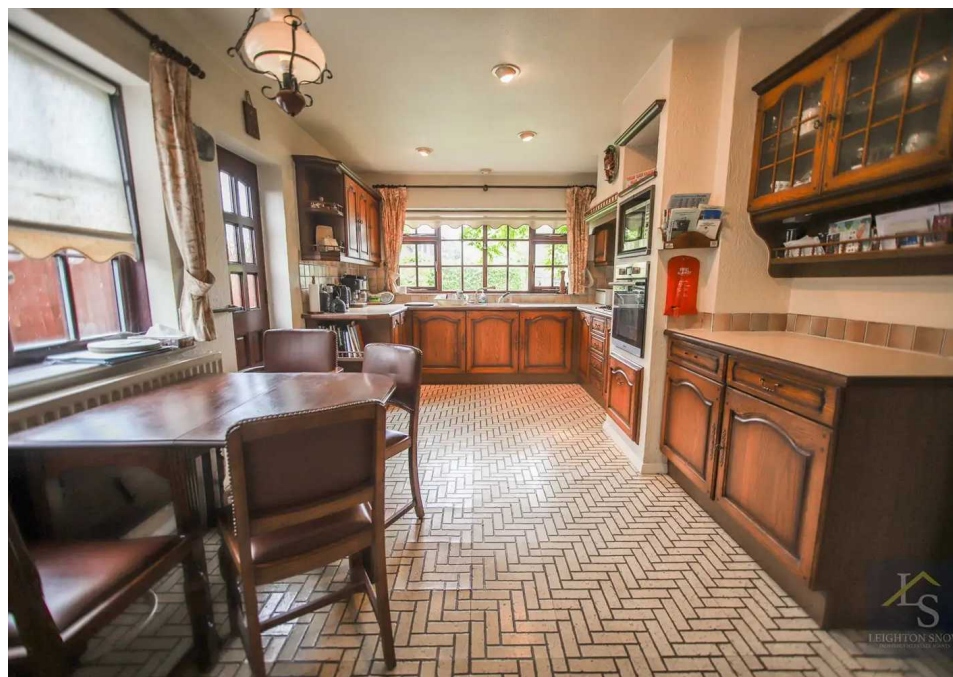
Tenure: Freehold

EPC Energy Efficiency Rating: C

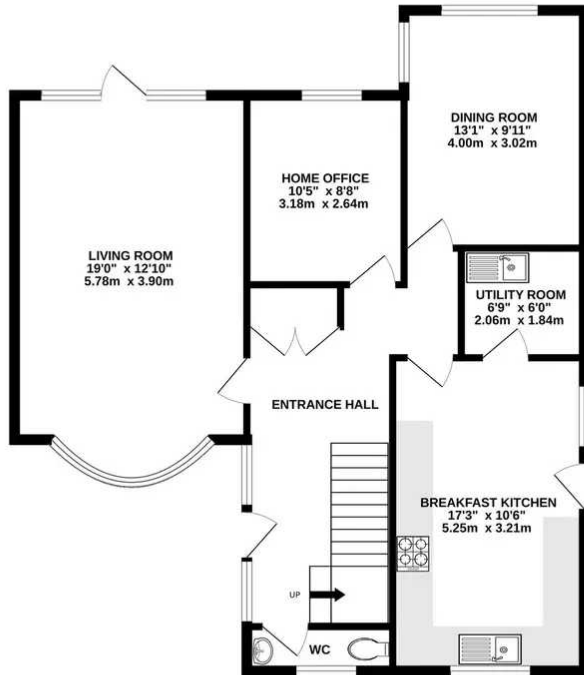
EPC Environmental Impact Rating:



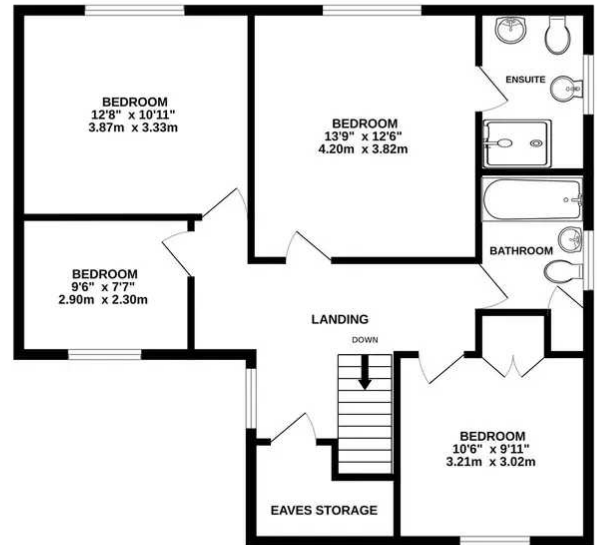
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GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.7 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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This wonderful home is situated on a lovely and quiet road close to Bramhall village and the popular playing fields of 'Woodford Rec'. Sitting behind a large front lawn with mature hedging offering a superb level of privacy from the road. A detached garage sits at the foot of a long driveway and leads round to the south-facing rear garden. Internally the entrance hall offers a bright and spacious welcome with open staircase leading to the first floor, and a cloaks cupboard offering convenient storage. There are three reception rooms, one of which is a large living room with dual aspect windows and doors leading out to the garden. The other two reception rooms are currently utilised as a TV room and dining room. The kitchen sits at the front of the property and is a generous space with plenty of room for a table and chairs whilst also offering access to the side of the property. Off the kitchen there is a handy utility room. The ground floor is completed by a WC.

To the first floor there are four bedrooms, two of which are large doubles and two generous single bedrooms. The master bedroom boasts fitted wardrobes and leads into a spacious en-suite with walk-in shower, wash hand basin, WC and bidet. The family bathroom boasts bath with shower over, WC and wash hand basin. There is excellent under eaves storage off the landing.

The rear garden benefits from a south-facing aspect and is laid primarily to stone paving with mature planting and hedging, and enclosed by wooden fencing.

