

## 48 Ogden Road, Bramhall

£775,000 Freehold

A STUNNING FOUR BEDROOM DETACHED • SAT IN SUBSTANTIAL GROUNDS WITH LARGE GARDEN • LARGE DRIVEWAY AND INTEGRAL GARAGE • BEAUTIFUL RENOVATIONS THROUGHOUT • STUNNING OPE-PLAN DINING KITCHEN • SCOPE TO EXTEND subject to planning permission





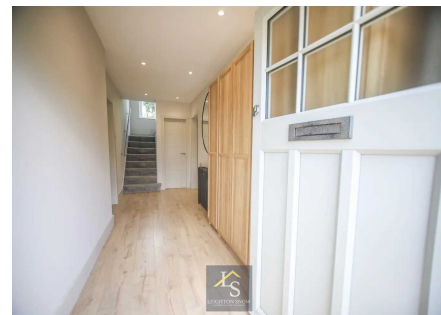
A beautiful and unique four bedroom detached home having undergone fantastic renovations by its current owners. Positioned on one of Bramhall's most sought-after road, close to the village and popular schools.

Council Tax band: F

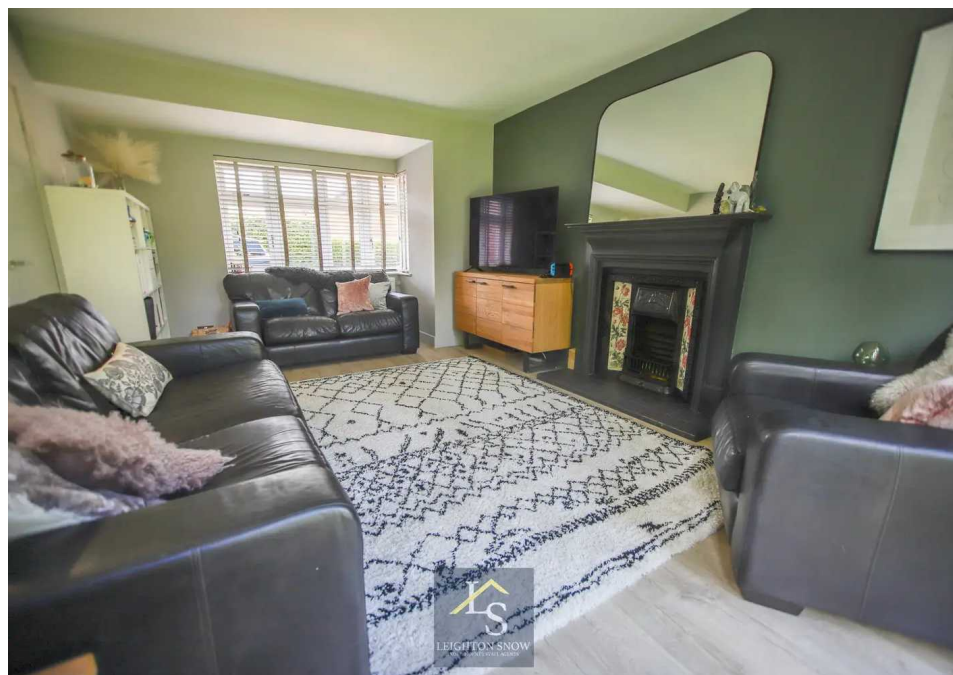
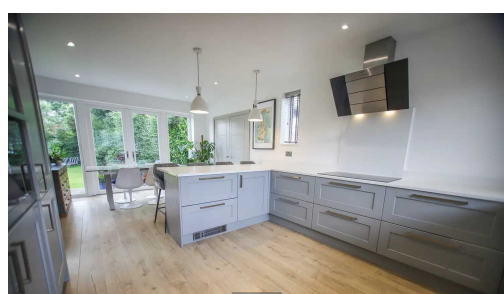
Tenure: Freehold

EPC Energy Efficiency Rating: E

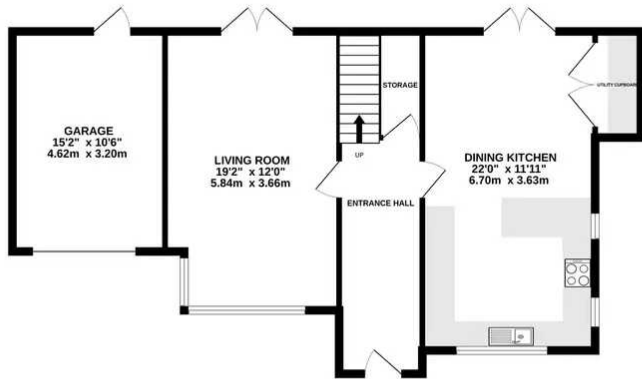
EPC Environmental Impact Rating: F



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GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.3 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 fantastic home stands proudly on a large plot, positioned centrally allowing for both a large driveway to the front and a generous garden to the rear. The driveway at the front is surrounded by mature hedging providing a private aspect from the road. The home boasts a more traditional look with brick façade and modern sage green windows. The entrance hall spans the depth of the property and offers a glimpse into the garden via a double height window. To the left of the entrance hall sits the living room with dual aspect windows and doors and a characterful fireplace providing a charming focal point to the room. To the right of the hall is the impressive open-plan dining kitchen. This is another room offering a dual aspect, with patio doors leading to a patio in the rear garden. The kitchen is a modern space with generous worktop space sitting over cupboards and drawers providing substantial storage. There is a superb utility cupboard with further worktop space and cupboards, proving space and plumbing for a washing machine and tumble drier.

To the first floor are four generous bedrooms and the modern family bathroom. The master bedroom sits at the foot of the landing and offers a dual aspect with double doors leading to a Juliette Balcony overlooking the rear garden. This is a large room with the additional benefit of a walk-in-wardrobe. There are two further double bedrooms and a single that is currently utilised as a home office. A mention must be made of the expansive window on the landing that looks out over the gardens, this is a beautiful aspect and allows in an abundance of natural light. The family bathroom completes the accommodation and comprises bath, walk-in shower, WC and wash hand basin.

Externally the rear garden is a large space mainly laid to lawn enclosed by wooden fencing and herbaceous borders. Access can be found into the garage from the garden, as well as via an electric up and over door from the driveway at the front. The driveway provides excellent off-road parking for a number of vehicles and sits alongside a decorative lawn.



