

## 7 Wentworth Drive, Bramhall

£625,000 Freehold

LARGE CORNER PLOT • FOUR BEDROOM DETACHED HOME • GENEROUS DINING KITCHEN • TWO RECEPTION ROOMS •  
 QUIET CUL DE SAC • CATCHMENT FOR THE OUTSTANDING LADYBROOK PRIMARY SCHOOL • BEAUTIFULLY PRESENTED  
 THROUGHOUT





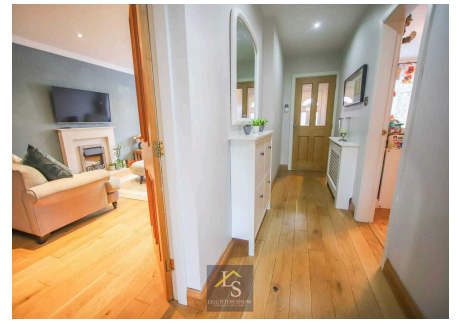
Council Tax band: E

Tenure: Freehold

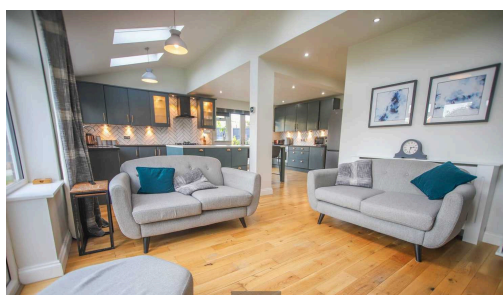
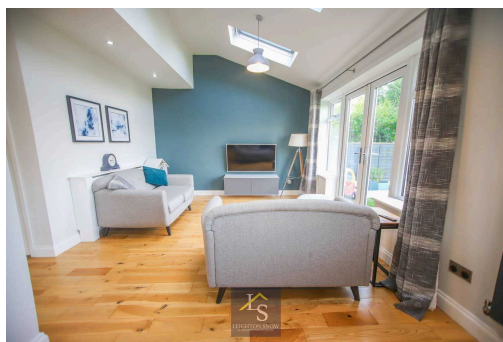
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

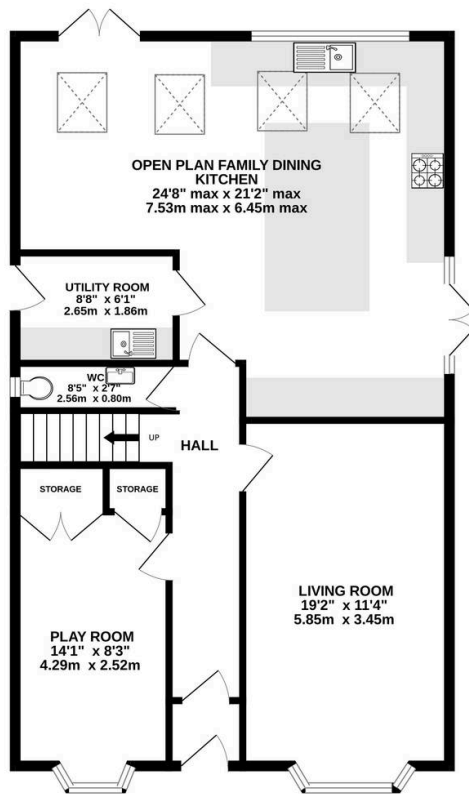
A fabulous four bedroom detached home positioned on a large corner plot with manicured gardens to two sides. Sitting at the head of a quiet cul-de-sac this lovely family home is beautifully presented throughout and boasts a most impressive open-plan dining kitchen with dual aspect doors accessing both gardens. In catchment for the Outstanding Ladybrook Primary School this is a truly ideal family home.



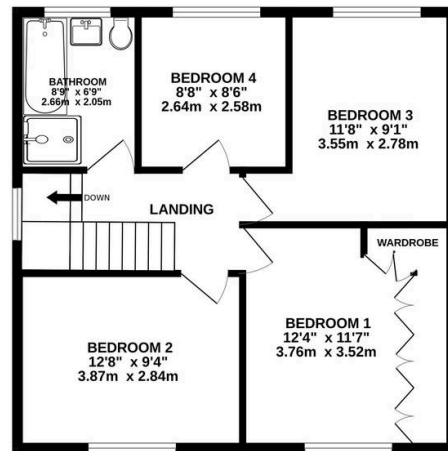
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GROUND FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq.ft. (144.5 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 offers space and versatility and is ideal for growing families. Sitting on Bramhall's ever-popular 'Dairyground' estate and tucked away on a quiet cul-de-sac the property commands a large plot with plenty of space to park at the front and an easy-to-maintain gardens wrapping around two sides. There are two reception rooms sitting either side of the entrance hall, both generous in size and currently utilised as a living room and a play room. The play room further benefits from two storage cupboards. The open-plan kitchen sits at the foot of the hallway and spans the width of the house. With dual aspect windows and doors as well as skylights, this room is filled with natural light. The kitchen boasts a large island providing super worktop space and a breakfast table. Integrated appliances include two ovens, gas hob, fridge, freezer and dishwasher. A separate utility room provides further storage and space for appliances, as well as offering external access to the side of the house where there is generous room for external storage. Back in the kitchen area there are two sets of patio doors leading out to two sides of the garden. From the kitchen area the patio doors access a super easy to maintain Indian Stone patio with a wooden wendy house and a large shed that has been insulated and currently used as a gym, benefitting from electrics. The patio doors from the sitting area open out to the lawned part of the garden where low maintenance borders provide a decorative finish to a charming space. Back inside and the ground floor is completed by a handy WC.

To the first floor there are four bedrooms and a family bathroom. The master bedrooms offers an array of fitted wardrobes providing excellent storage options. The three other bedrooms comprise of two doubles and a single. The family bathroom is modern with a four piece suite including a shower, bath, WC and wash hand basin. There is access to the loft space from the landing where a drop-down ladder leads to a large, fully boarded and insulated space.







