



## 1 Walmer Drive, Bramhall

£850,000 Freehold

FOUR BEDROOM DETACHED HOME • SUBSTANTIAL CORNER PLOT • LARGE DRIVEWAY AT THE FRONT WITH EXCELLENT PARKING • CLOSE TO BRAMHALL PARK AND THE HAPPY VALLEY • INTEGRAL DOUBLE GARAGE • BEAUTIFULLY PRESENTED THROUGHOUT





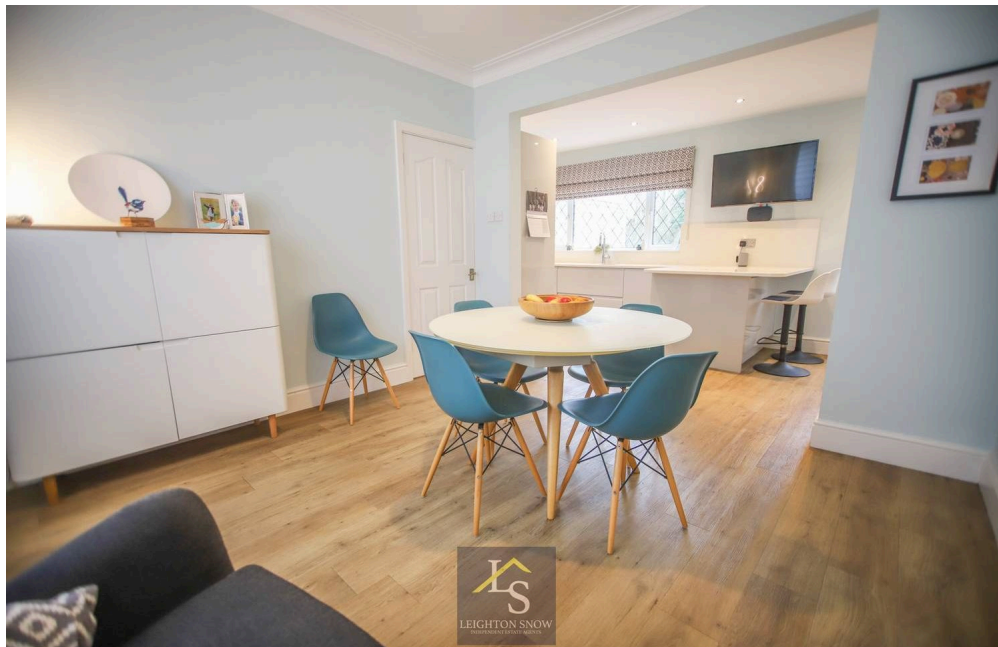
This beautiful home is a unique four bedroom detached sitting in wonderful gardens on a large corner plot. A generous front lawn and driveway is tucked away behind private hedging and at the rear a large and elevated patio overlooks the glorious lawn beyond with mature hedging and greenery providing a secluded feel. The house itself is immaculate throughout and centres around the modern open-plan dining kitchen. Close to the Happy Valley and Bramhall Park this home offers a rural feel whilst being located close to super transport links and local amenities.

Council Tax band: F

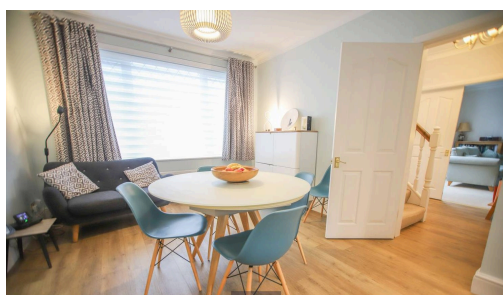
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

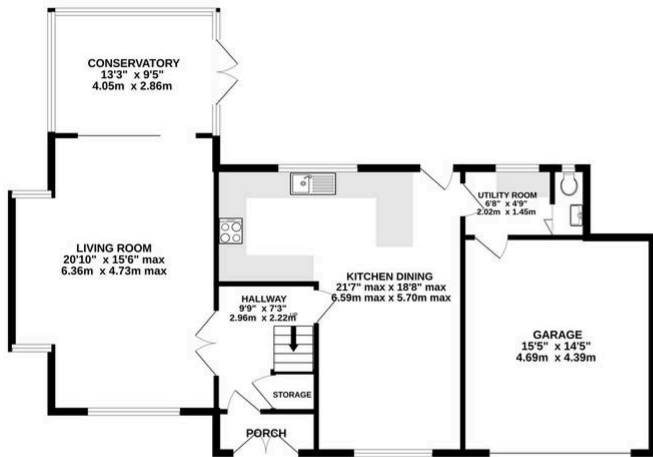


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GROUND FLOOR  
1104 sq.ft. (102.5 sq.m.) approx.

1ST FLOOR  
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1928 sq.ft. (179.1 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 family home sits back from the road behind a substantial driveway providing excellent off-road parking as well as a grass lawn and access down both sides of the house to the garden at the rear. There is a porch that in turn leads into the entrance hallway with a storage cupboard and turning staircase leading to the first floor. To the left of the hallway is the principle reception room- a large living room with ingle-nook fireplace and patio doors leading out to a generous conservatory with windows set within a vaulted ceiling providing uninterrupted views over the garden. At the other side of the house and to the right of the entrance hallway is a most-impressive open-plan dining kitchen. NEFF appliance sit under Quartz worktops, with a breakfast bar and generous storage including no less than three kidney-shaped pull-out corner shelving units. Off the kitchen sits a handy utility room where there is space and plumbing for a washing machine and tumble drier. A WC sits off the utility room as well as access into the double garage.

To the first floor the landing provides a light space with a large corner window flooding the floor with natural light. The master bedroom boasts superb storage by the way of fitted wardrobes with modern and space-saving sliding doors. There is an en-suite off the master with a magnificent Aqua Lusso shower - this includes a rainfall shower, foot massager and steam options and is a brilliant every-day shower with endless upgrades! There are three further bedrooms comprising of two large doubles with integrated storage and a single bedroom. The family bathroom sits alongside a separate WC and boasts a bath with electric shower over, wash hand basin and an airing cupboard with hot water tank.

Externally the rear garden is a truly marvellous space. A large paved patio sits off the conservatory and kitchen and runs the full width of the house. It benefits from an elevated position overlooking the lawned garden beyond and makes the perfect spot for alfresco dining in the warmer months. Steps from the patio lead to a further patio and then to the lawn. The lawn is generous in size and fully enclosed by wooden fencing and herbaceous borders.







