



3 Field Close, Bramhall

£999,500 Freehold

STUNNING FOUR DOUBLE BEDROOM DETACHED • SUBSTANTIAL PLOT ON A QUIET CUL-DE-SAC • CLOSE TO BRAMHALL VILLAGE • MODERN IMMACULATE INTERIORS THROUGHOUT • DETACHED COMPOSITE GARDEN ROOM WITH ITS OWN WIFI AND ELECTRICS • FAMILY BATHROOM AND TWO EN-SUITES



A beautiful home positioned on a wonderful plot with a generous west-facing garden. Situated on a quiet cul-de-sac a short stroll from Bramhall village, and within minutes stroll of the fabulous open-space of Woodford Recreational grounds, this is a real family-home. Immaculate throughout and offering four reception rooms, a bespoke kitchen, four double bedrooms and three baths.

Council Tax band: G

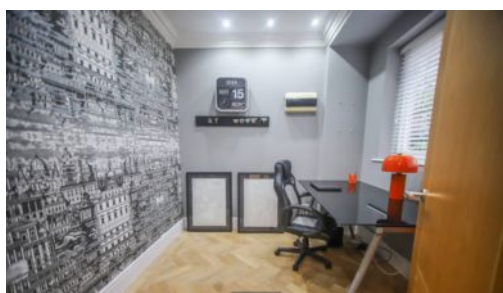
Tenure: Freehold

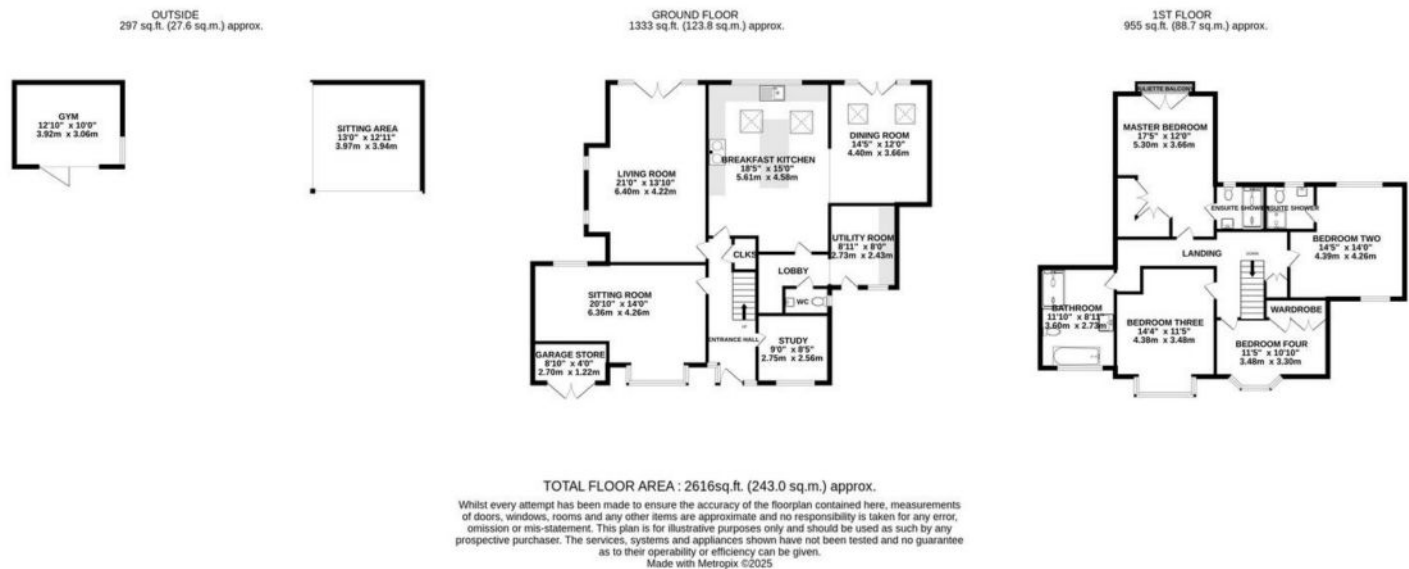
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Situated behind a driveway offering off-road parking and an EV charging point alongside a charming front lawn is this thoughtfully extended 1930's detached home. A bright and spacious entrance hallway offers a warm welcome and provides access to three of the four reception rooms and the beautiful kitchen. The kitchen opens into an additional and large reception area with both rooms set under skylights allowing in an abundance of natural light. The kitchen itself comprises of bespoke cupboards and drawers with an integrated circular shopping block, and an oak breakfast bar. From the kitchen there is a handy utility room and WC situated off an inner lobby area providing super storage. The three reception rooms off the hallway comprise a large living room at the rear boasting a characterful inglenook with a modern wood-burning fireplace, and patio doors leading out to the rear garden. The sitting room at the front of the house is a large and extended space currently used as a games room. The final reception is the smallest of the four and is an ideal office space with views over the front garden. To the first floor the landing provides access to four double bedrooms and a large family bathroom. The family bathroom is a four piece suite comprising walk-in shower, bath with central taps, WC and wash hand basin. The master bedroom is positioned at the rear of the house with a fabulous Juliette balcony overlooking the rear gardens. A modern en-suite shower room sits off the master bedroom and there are fitted wardrobes providing superb storage options. Bedroom two offers a further en-suite shower room, whilst bedroom four offers more storage by way of fitted wardrobes.

Externally the rear garden is generous in size and boasts a substantial lawn surrounded by a paved patio. There is a composite garden room with bi-folding doors and boasting it's own Wifi and electrics. This is a brilliant space positioned in the top corner of the garden, currently used as a home gym and would equally suit an office space or teenagers den. In the opposite corner of the garden there is a pizza oven sitting alongside a timber-framed structure offering a substantial covered seating area with heating and electrics providing a cosy den to enjoy the garden in all weather. The garden is enclosed by wooden fencing and mature hedging, with access down both sides of the property.





