



9 Bradda Mount, Bramhall

£935,000 Leasehold

VERSATILE LAYOUT • FIVE BEDROOMS, THREE BATHROOMS • SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC •
MODERN THROUGHOUT • BEAUTIFUL WEST-FACING GARDEN • LARGE PLOT



Boasting a large plot with beautiful west-facing garden and substantial driveway, is this five bedroom detached dormer bungalow. Offering modern and stylish décor with a spacious and versatile layout. Positioned on a quiet cul-de-sac off the ever-popular Broadway in Bramhall.

Council Tax band: F

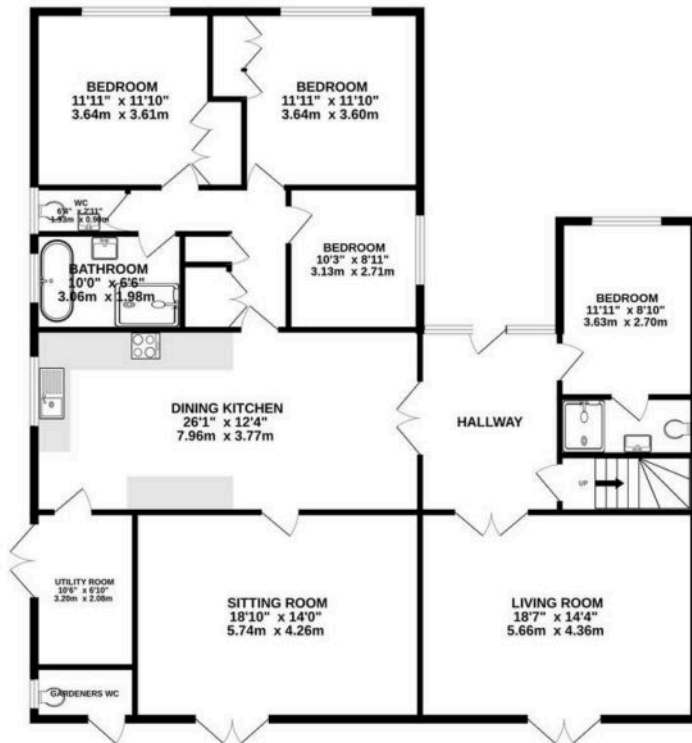
Tenure: Leasehold



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GROUND FLOOR
1807 sq.ft. (167.9 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 2321 sq.ft. (215.6 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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Situated behind a large driveway providing parking for 6 plus cars, is this white rendered dormer bungalow. The crisp exterior sets the tone for the contemporary and stylish internal accommodation. You are welcomed by a large hallway that boasts two sets of double doors into the dining kitchen and one of the two substantial reception rooms. The dining kitchen is a brilliant space with white high gloss cupboards and drawers sitting under granite worktops. The second reception sits off the kitchen and is another fabulous space with patio doors leading to the garden. Completing the 'day-time' accommodation is a generous utility room with further door to the gardens. The bedrooms sit to either side of the hallway and the master bedroom commands the first floor. Three of the bedrooms are accessed off an inner hall from the kitchen. They are three double bedrooms, two of which offer fitted storage. There is a family bathroom and separate WC off this hallway as well as two storage cupboards. This is also where the loft hatch provides a drop-down ladder accessing the loft space. The loft is boarded and extends to over 10m in length providing a superb storage space and the potential to convert - subject to planning. The fourth bedroom sits to the left of the hallway and is another double with this bedroom offering a modern en-suite shower room. Stairs to the first floor sit off the hallway and turn up to the spacious and dual-aspect master bedroom. This is an impressive space with a dressing room and luxurious en-suite with walk-in shower, standalone bath, WC and wash hand basin.

Externally the west-facing garden sits adjacent to neighbouring gardens so offers a superb level of privacy. This private aspect is further aided by the mature hedging and well-stocked borders. Laid mainly to lawn there is a paved patio and access down both sides of the bungalow to the substantial and paved driveway at the front.



