

## 1 Bowen Close, Bramhall

£600,000 Leasehold

FOUR BEDROOM, TWO BATHROOM DETACHED • WEST-FACING GARDEN • QUIET CUL-DE-SAC ON BRAMHALL'S 'LITTLE AUSTRALIA' ESTATE • SCHOOL CATCHMENT FOR SOUGHT-AFTER SCHOOLS • BEAUTIFULLY-PRESENTED THROUGHOUT • CONVERTED LOFT SPACE OFFERING A GREAT OCCASIONAL ROOM





A brilliant four bedroom detached home sitting on a quiet cul-de-sac on Bramhall's hugely popular 'Little Australia' estate. Boasting well-presented and versatile accommodation throughout this is a wonderful and spacious family home with a lovely West-facing garden.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

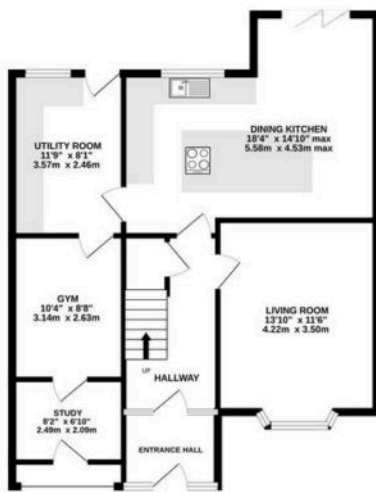
EPC Environmental Impact Rating:



- FOUR BEDROOM, TWO BATHROOM DETACHED
- WEST-FACING GARDEN
- QUIET CUL-DE-SAC ON BRAMHALL'S 'LITTLE AUSTRALIA' ESTATE
- SCHOOL CATCHMENT FOR SOUGHT-AFTER SCHOOLS
- BEAUTIFULLY-PRESENTED THROUGHOUT
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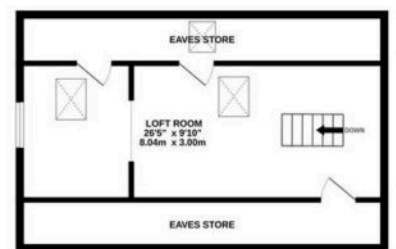
GROUND FLOOR  
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 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 brilliant family home is positioned behind a driveway providing off-road parking with an EV-charging point. There is an entrance porch that leads into a spacious hallway and provides plenty of space for coats and shoes and a console table. The living room sits to the right of the hallway and is a spacious room with bespoke shelving and a charming bay window. A modern electric fireplace warms the room and is remote-controlled. Paw safe LV flooring runs through the living room and hallway providing a durable and non-slip surface for busy everyday use. At the foot of the hallway sits the open-plan dining kitchen. This is an impressive space with a modern white high-gloss kitchen with a large central island boasting super storage and Corian worktops. There is an oven and dishwasher integrated as well as a Quooker tap and induction hob. Bi-folding doors provide access seamlessly out to the garden. Off the kitchen sits a substantial utility room where there is further access to the garden. The integral garage has been semi-converted and is currently split into one larger space which is currently used as a gym, and a smaller room at the front which is utilised as an office.

To the first floor there are four well-proportioned bedrooms and two bathrooms. The master bedroom sits to the left hand side of the property and offers fitted wardrobes and a contemporary en-suite shower room. The family bathroom is another modern suite with WC, wash hand basin and bath with shower over. Two of the remaining three bedrooms offer further fitted wardrobes, and the landing provides access to a staircase leading to the converted loft space. This is a most impressive room spanning the full width of the house. Two skylights and a side window fill the room with natural light and eaves space runs down both sides offering excellent storage.

Externally the rear garden boasts a low-maintenance astro-turf lawn with an impressive aluminium gazebo over a spacious decking providing a year-round seating area. Raised borders are enclosed by rustic sleepers and contain herbaceous greenery which provide a private screening. A further decking area runs across the rear of the house and with the westerly-facing aspect attracts the sun until it sets in the evening.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*





