

## 48 Colwyn Road, Bramhall

£715,000 Freehold

FOUR BEDROOM DETACHED • LARGE SOUTH-FACING REAR GARDEN • TWO RECEPTION ROOMS PLUS STUDY AND CONSERVATORY • MASTER BEDROOM WITH EN-SUITE • GENEROUS OFF-ROAD PARKING • WELL-PRESENTED THROUGHOUT





This wonderful 1930's four bedroom detached home sits on a popular Bramhall road with a beautiful south-facing garden. Well-presented throughout with a spacious and versatile layout this is a perfect family home sitting close to popular primary and secondary schools. Boasting three reception rooms, a fabulous conservatory, spacious breakfast kitchen, utility room, four generous bedrooms and two bathrooms.

Council Tax band: E

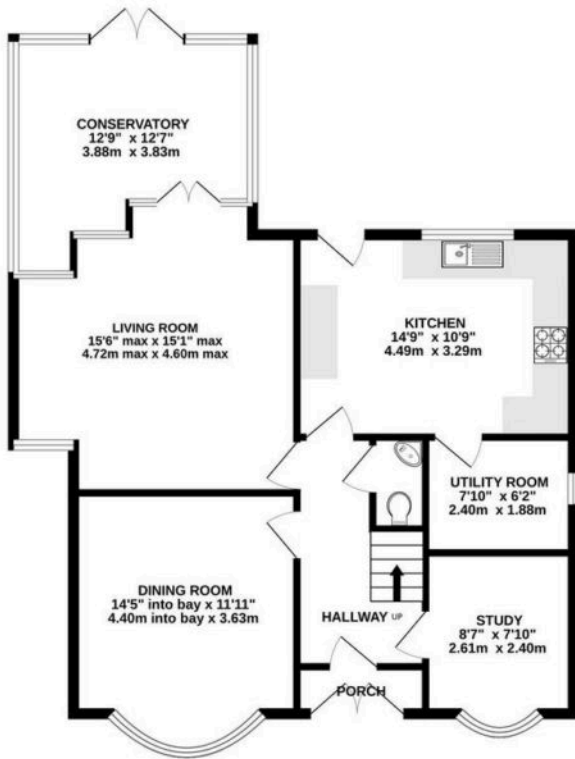
Tenure: Freehold



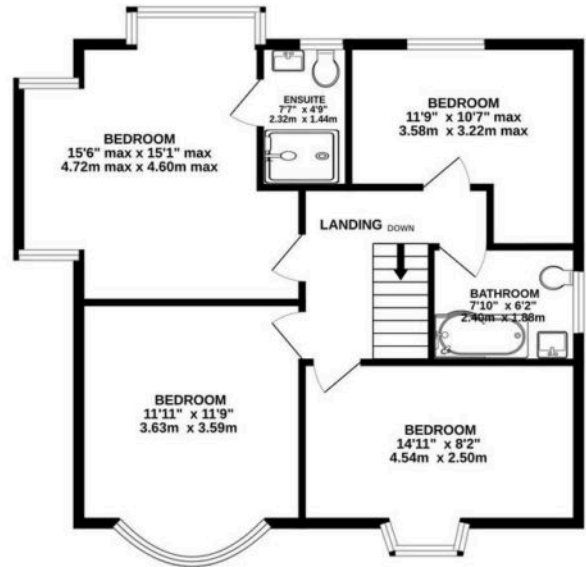
- › FOUR BEDROOM DETACHED
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GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1600 sq.ft. (148.6 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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Positioned behind a substantial driveway this property offers good off-road parking. A porch leads into the entrance hallway with staircase leading to the first floor and a WC. The three reception rooms sit off the hallway and comprise a study to the right, a dining room to the left with charming bay window, and a living room sitting behind the dining room. The living room is a great space with ingel nook fireplace offering period charm and double doors leading into the conservatory allowing in an abundance of natural light and making the most of the southerly facing elevation. The conservatory is a lovely space with patio doors leading out to the garden. The ground floor is completed by the breakfast kitchen and large utility room. To the first floor there are four bedrooms and two bathrooms. The master bedroom sits at the rear and boasts beautiful views over the garden via a large bay window. There is a modern en-suite shower room with walk-in shower, WC and wash hand basin. The family bathroom is another modern suite with 'p'-shaped bath with shower over, WC and wash hand basin.

Externally the garden is a truly beautiful space. Mature trees and hedging allow for a particularly private aspect. The garden is laid mainly to lawn with a large paved patio sitting off the kitchen. There are raised vegetable patches down one side and a fenced-in area at the foot of the garden currently housing chickens. In addition, there is a good-sized secure concrete shed at the foot of the garden, providing ideal storage for bikes/garden equipment. Access can be found down the side of the property and leads down to the driveway at the front.





