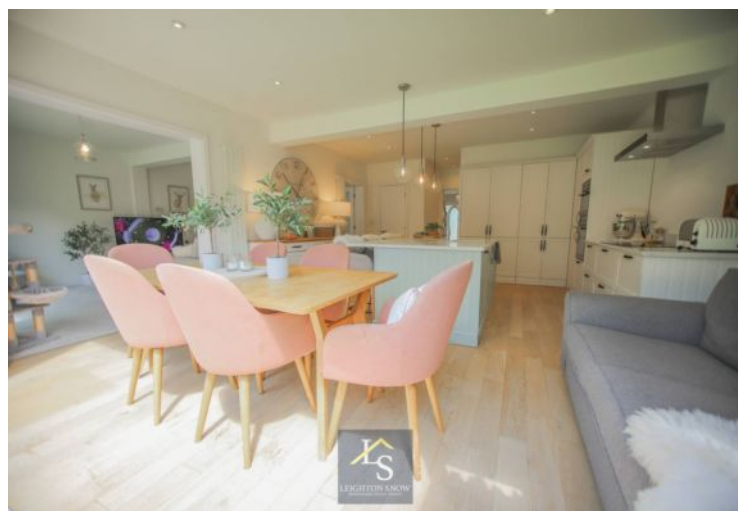


TOTAL FLOOR AREA: 1961 sq ft (182.2 sq m) approx.

18 Robins Close, Bramhall

£875,000 Freehold

SOUTH-FACING GARDEN • BEAUTIFUL AND HIGH-SPECIFICATION RENOVATIONS • FOUR BEDROOMS, FOUR BATHROOMS
• INTEGRAL GARAGE STORE • QUIET CUL-DE-SAC LOCATION • RENOVATED THROUGHOUT IN 2023-2024



A brilliant family home nestled at the head of a quiet cul-de-sac. Positioned a short walk into Bramhall village and within easy reach of sought-after schools, this beautiful home has been extensively renovated in 2023-2024 by its current owners and boasts immaculate and spacious accommodation. Offering four bedrooms and four bathrooms, an impressive open-plan dining kitchen and living room as well as a separate sitting room, downstairs WC and garage store.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

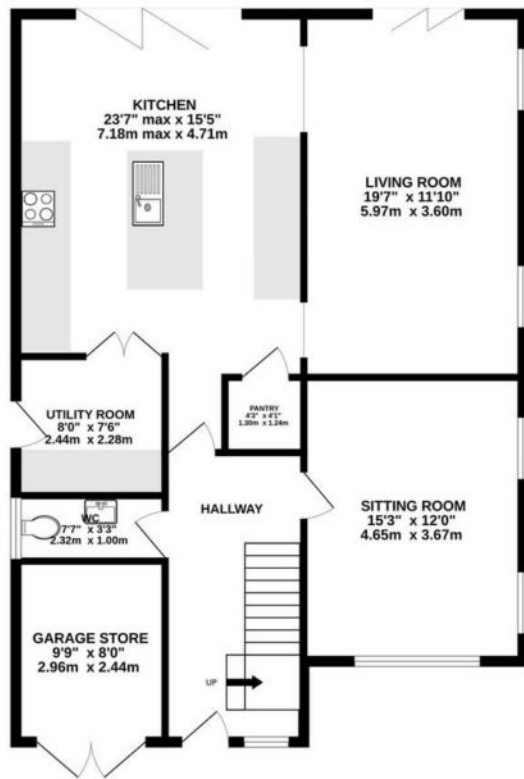
EPC Environmental Impact Rating: E



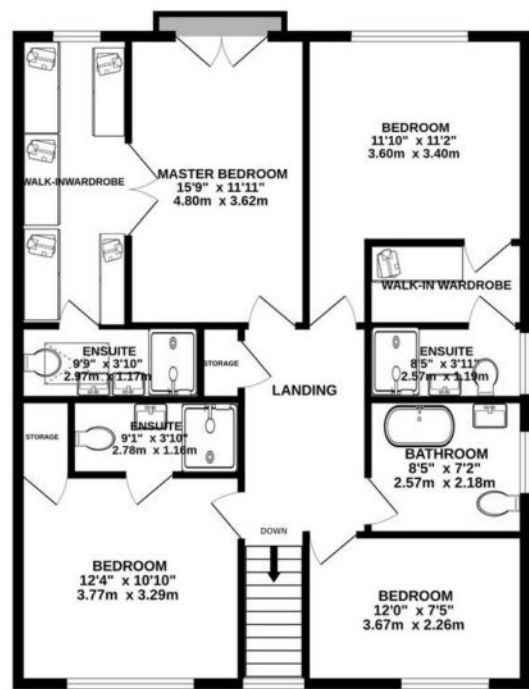
- SOUTH-FACING GARDEN
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- RENOVATED THROUGHOUT IN 2023-2024



GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 1961 sq.ft. (182.2 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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Thorough renovations over current years have included a double height extension, new roof, new windows and doors and a re-configuration of the layout to make the most of the space on offer. The property welcomes you in via a covered porch with oak timbers setting the tone for the warm yet durable style of the home. The entrance hall boasts a turning staircase leading to the first floor and draws your eye through the house and into the garden at the rear. The dining kitchen provides the access into the garden via bi-folding doors. A second set of bi-folding doors are positioned in the living room which sits open yet separate to the kitchen. This is a versatile space ideal for younger and older families. A central island in the kitchen sits under Quartz worktops. Hidden access into the utility come boot room provides a seamless link between the beautiful aesthetics and the practical aspects of the home. A further reception room sits off the hallway and is a generous space with dual-aspect windows allowing in plenty of natural light. The ground floor is completed by a WC. The first floor is centred around a spacious landing. The four bedrooms are all doubles with three benefitting from modern en-suites. The master bedroom and bedroom 2 sit to the rear and as well as the en-suites they also boast walk-in-wardrobes with the master further benefitting from large double doors leading to a Juliette balcony showcasing the beautiful tree-top views out over the rear garden.

Externally the garden is mainly laid to lawn with herbaceous borders. Mature trees and hedging provide a tranquil and private setting whilst the southerly-facing position ensures the garden is full of sun on those warmer days. To the front of the property a driveway sits alongside a charming lawn and provides access via double doors into the generous garage store.



