



## 17 Delfur Road, Bramhall

£495,000 Leasehold

FOUR BEDROOM DETACHED • WEST-FACING GARDEN • THREE RECEPTION ROOMS • CONTEMPORARY BATHROOM  
 FITTED IN 2024 • EXCELLENT LOCATION CLOSE TO BRAMHALL VILLAGE AND TRAIN STATION • CLOSE TO SOUGHT-AFTER  
 SCHOOLS



A fabulous family home sitting on Bramhall's hugely popular 'Dairyground Estate', positioned close to sought-after schools and within easy reach of Bramhall village and train station. Offering modern and well-presented accommodation throughout, this lovely home is ready to move straight into and further benefits from a low-maintenance west-facing garden and a large driveway and car-port to the front.

Council Tax band: E

Tenure: Leasehold

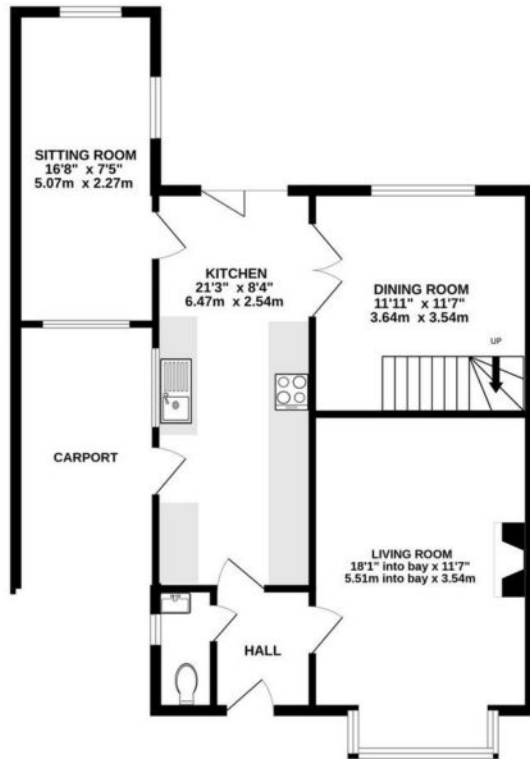
EPC Energy Efficiency Rating: C



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GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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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Sat back from the road behind a generous driveway with a car-port running down the side of the house and a charming lawn positioned at the front, is this spacious and versatile four bedroom family home. An entrance hall welcomes you in with a WC sitting to the left and a large living room to the right. The living room boasts a bay window and a contemporary living-flame electric fireplace. The kitchen sits at the foot of the hallway and draws your eye through to the views over the garden. The kitchen boasts modern white units, an integrated NEFF hob and Quartz worktops. There is a side door leading out to the car-port and bi-folding doors opening to the resin patio in the rear garden. Two further reception rooms sit off the kitchen, comprising a sitting room to the left with dual-aspect windows, and to the right double doors open into a dining room with views over the garden and a staircase leading to the first floor with a contemporary glass balustrade. To the first floor the four bedrooms are well proportioned and comprise of two doubles and two large singles. The master bedroom is a particularly spacious room with an array of fitted wardrobes providing excellent storage. The family bathroom is a real show-stopper, having been recently installed (in 2024) it comprises a four piece suite with bath, wash hand basin, WC and shower.

Externally the rear garden is low-maintenance with a resin patio running across the rear of the property and an additional patio at the rear that currently houses the 'cat-run'. The garden itself is cat-friendly with metal fencing on-top of the wooden fencing keeping indoor cats secure in the garden. The lawn is astro-turf and the entire garden benefits from a west-facing position allowing plenty of sunshine in.





