



3 Boston Close, Bramhall

Stockport

In Excess of **£735,000**

3 Boston Close

Bramhall, Stockport

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- STUNNING FOUR-BEDROOM DETACHED HOME IN A QUIET CUL-DE-SAC
- WALKING DISTANCE TO BRAMHALL AND CHEADLE HULME VILLAGES & TRAIN STATIONS
- IMPRESSIVE OPEN-PLAN KITCHEN, DINING & LIVING SPACE WITH VAULTED CEILINGS
- LUXURIOUS FINISHES INCLUDING GRANITE WORKTOPS & BUILT-IN ARCAM SOUND SYSTEM
- LOCATED WITHIN CATCHMENT FOR POWNALL GREEN PRIMARY
- BEAUTIFULLY LANDSCAPED SOUTH FACING GARDEN WITH LARGE PATIO FOR OUTDOOR ENTERTAINING

Set on a quiet, sought-after cul-de-sac just a short walk from both Bramhall and Cheadle Hulme villages and train stations, this beautifully extended four-bedroom, two-bathroom detached home offers 1,736 sq ft of well-planned living space and a seamless blend of comfort, style, and practicality. Located within the catchment area for Pownall Green Primary and Bramhall High School, it's perfectly suited to growing families. Its low-maintenance layout and peaceful setting also make it a smart choice for those looking to downsize without compromise.







Step Inside

The home immediately impresses with its charming kerb appeal – a hedge-lined frontage, dual driveways at either end, and a striking solid oak front door that opens into a spacious hallway adorned with elegant parquet flooring and underfloor heating. To the left, you'll find a sleek and contemporary downstairs WC, also benefiting from underfloor heating, while straight ahead, the generous lounge welcomes you with a bespoke gas fireplace and large sliding doors that seamlessly connect the indoors to the rear garden – perfect for relaxed, year-round living.

At the heart of the home is a stunning open-plan kitchen, dining, and living space. Vaulted ceilings with two remote-controlled Velux windows and floor-to-ceiling glazing flood the area with natural light, while bespoke cabinetry provides both style and practical storage. A built-in Arcam sound system with Bowers & Wilkins speakers adds a premium touch, making it an ideal space for everything from everyday family life to entertaining guests. The kitchen is finished with luxurious granite worktops, underfloor heating, and comes fully equipped with integrated appliances. Off the sitting room, there's access to a separate utility room and a single garage, adding further convenience to this thoughtfully designed home.

Upstairs, a glass balustrade staircase leads to four well-proportioned bedrooms – three doubles and a single. The spacious master suite includes a chic wet room en-suite with underfloor heating, and the modern family bathroom also benefits from underfloor comfort. Velux sun tunnels on the landing brighten the space naturally, continuing the light and open feel throughout the home.



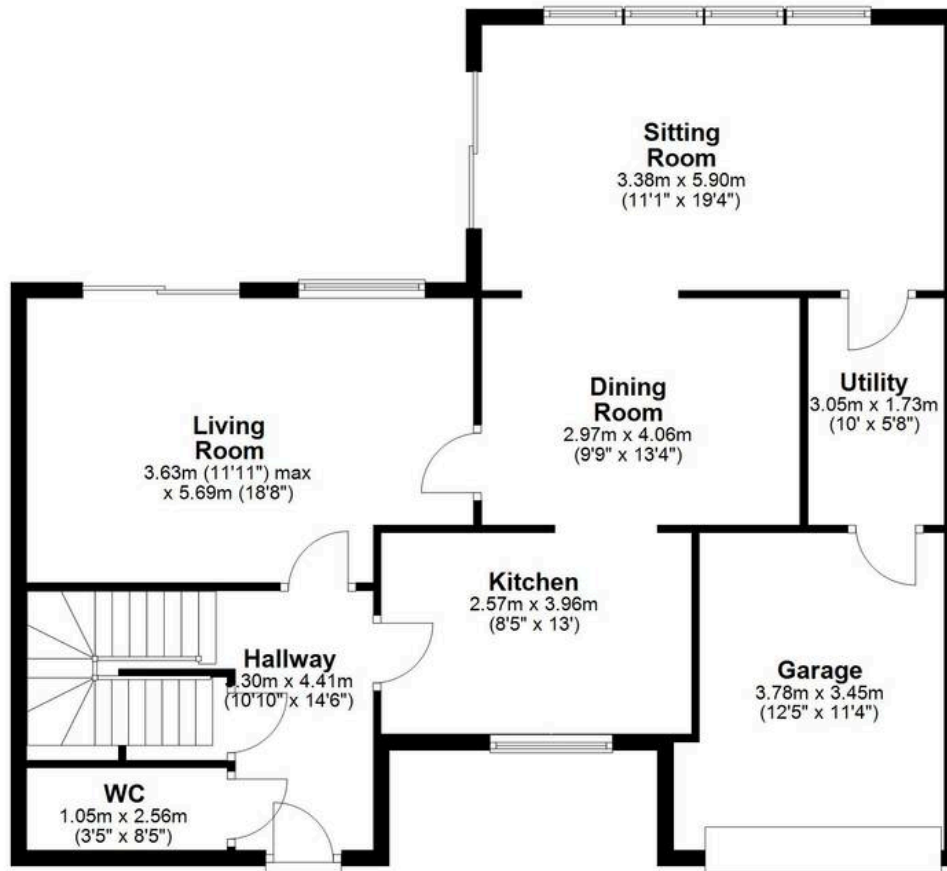
Outside the Home

The south-facing rear garden is a private, peaceful retreat, featuring a large porcelain-tiled patio for outdoor dining, a manicured lawn, and a lovely water feature surrounded by mature trees. There's additional seating tucked to the side of the house and discreet shed storage positioned at the rear. For outdoor lovers, Carr Woods is just around the corner, offering scenic walks and a direct path to Bramhall Park — perfect for dog walkers, runners, or Sunday strolls with the kids.



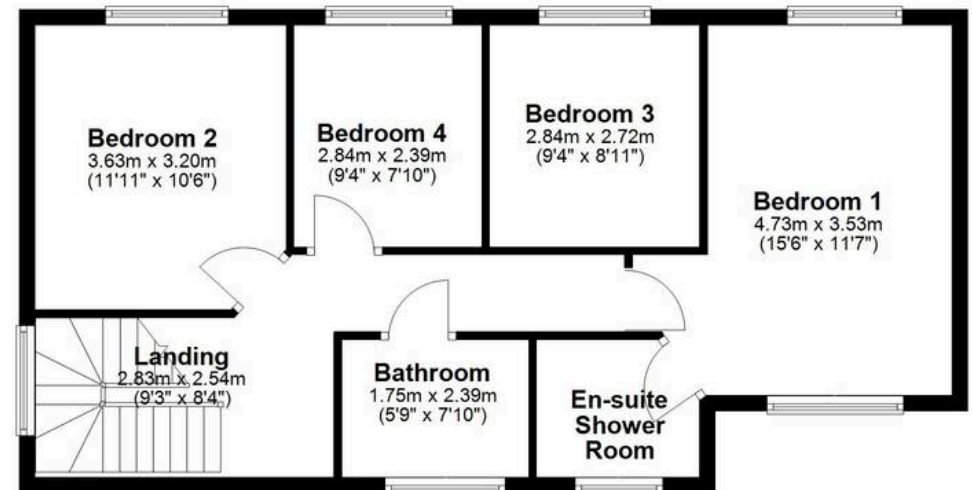
Ground Floor

Approx. 97.2 sq. metres (1046.4 sq. feet)



First Floor

Approx. 64.1 sq. metres (690.4 sq. feet)



Total area: approx. 161.4 sq. metres (1736.9 sq. feet)



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