



5 Carlton Avenue, Bramhall, Cheshire, SK7 1BW

*mosley jarman*



5 Carlton Avenue, Bramhall, Cheshire, SK7 1BW

**Offers Over £735,000**

- Beautifully designed detached family home
- Brand new build
- Situated in a quiet cul-de-sac
- Five minutes walk to Bramhall village
- Within catchment of excellent local schools
- Four bedrooms, three bathrooms and a study
- Superb specification throughout
- Large living kitchen with bi-fold doors opening to landscaped garden
- 10 year Buildzone new build warranty
- Council tax band- TBC





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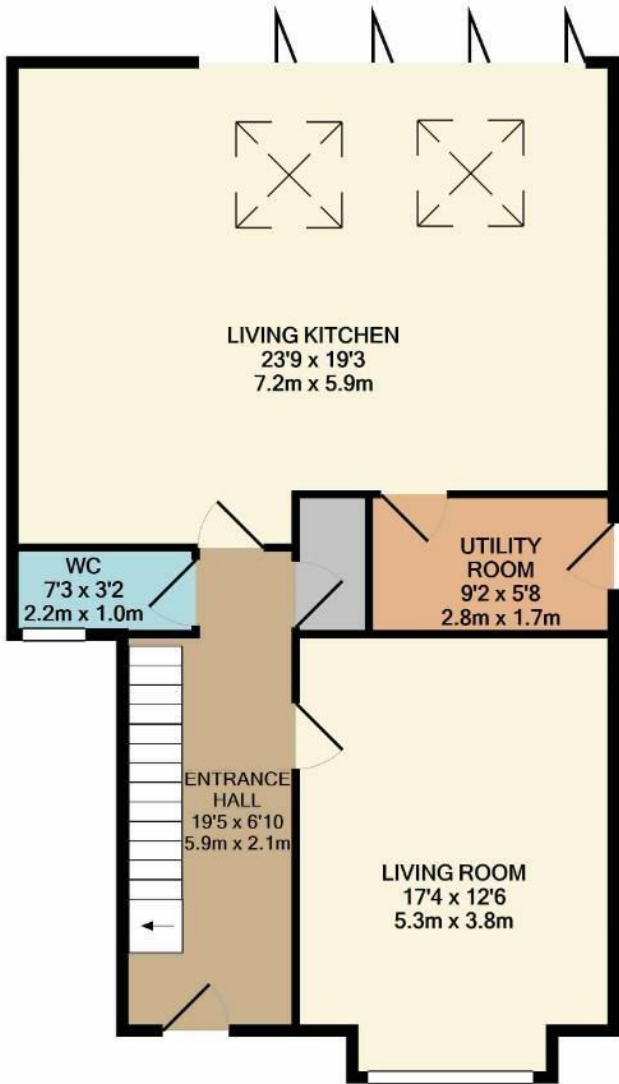
**Offers Over £735,000**



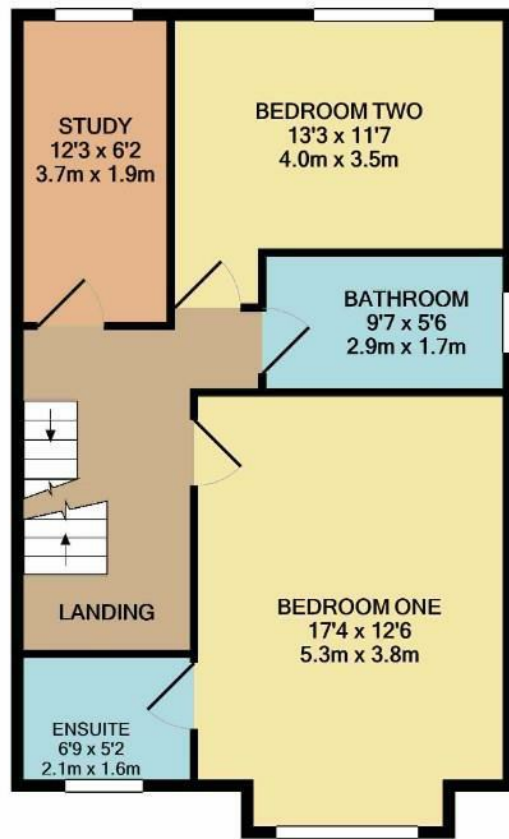
A stunning new build four bedroom, three bathroom detached family home situated in a quiet cul-de-sac location within walking distance to Bramhall village, train station and within school catchment area Moss Hey Primary School and Bramhall High School. The house is completed to a superb standard with high quality fixtures and fittings throughout to include oak engineered flooring, under floor heating and bespoke hand painted living kitchen with bi-fold doors opens up to a landscaped rear garden. Externally there is off road parking for two cars with electric charging points and landscaped rear gardens.

The property benefits from UPVC double glazed windows, warmed by gas fired central heating (run by a combination boiler and pressurised system), fitted with CCTV and a Ring doorbell. The accommodation includes; entrance hall (with oak balustrade and newell posts, under stairs storage, and engineered wooden flooring throughout), cloakroom, WC, living room (with bay window) and living kitchen (with space to lounge, dine and cook, fitted with matching wall and base units, Neff integrated appliances, Quooker tap, quartz worktops and island, censored automatic Velux windows and bi-folding doors leading to the rear). To the first floor there is a spacious landing leading to a master bedroom and stunning ensuite, a further double bedroom, contemporary bathroom and separate study. All bathrooms are all fitted with Grohe taps and showers with Villeroy and Boch wall hung WCs. To the second floor there are two bedrooms and a stylish Jack and Jill bathroom. Outside to the front of the property there is a driveway that provides off road parking (with electric car charging points and timed lighting) and to the rear of the property there is a private and landscaped garden (with patio area and electrical points and outside lighting around the property). Freehold.

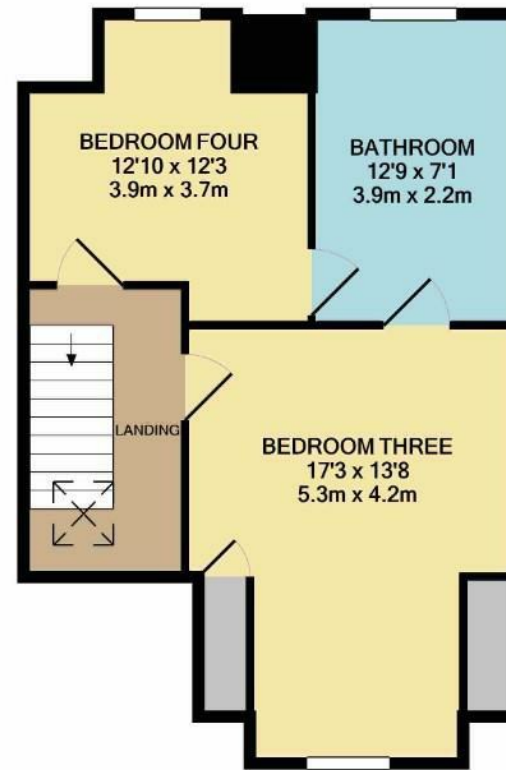




GROUND FLOOR  
APPROX. FLOOR  
AREA 851 SQ.FT.  
(79.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1950 SQ.FT. (181.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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