

# 4 Carmenna Drive

Bramhall, Cheshire, SK7 2HQ



*mosley jarman*

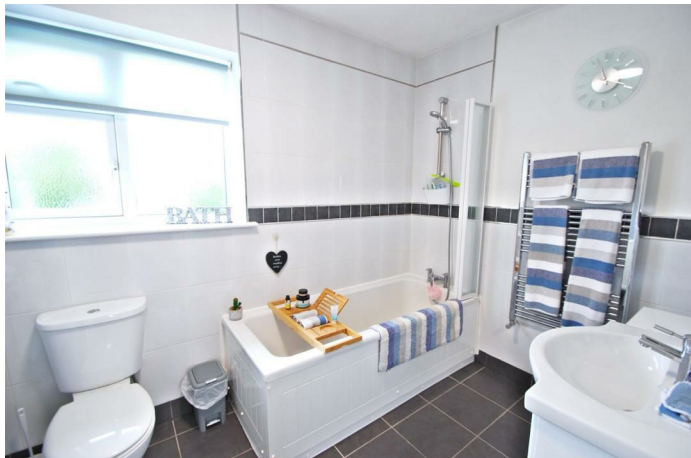


## 4 Carmenna Drive, Bramhall, Cheshire, SK7 2HQ

**Offers Over £775,000**

Video Tour available- A superbly presented and extended five double bedroom, three bathroom detached family home situated in a desirable cul de sac location close to the centre of Bramhall village, train station and within the school catchment area for Pownall Green Primary School and Bramhall High School. The property benefits from off road parking, integral garage, UPVC double glazing and gas fired central heating (run by a pressurised cylinder). The accommodation includes; entrance hallway, living room (with bay window), open plan living kitchen (fitted with contemporary matching wall and base units, integrated appliances, spacious dining area with opening to...orangery (with under floor heating and access to garden), utility room, down stairs wc and integral garage (with electric door, lights and power). To the first floor is a landing (with loft access), master bedroom, stylish ensuite shower room (with walk in shower and rainwater shower head), four further double bedrooms (one with fitted wardrobes and one with a modern ensuite shower room) and an elegant family bathroom (with matching three piece suite and heated towel rail).

- Extended five double bedroom family home
- School catchment area for Pownall Green Primary School
- Extremely well presented throughout
- Three bathrooms (two ensembles)
- Well established gardens
- Cul De Sac location
- Fantastic open plan living kitchen
- Off road parking and integral garage
- Utility room and down stairs wc
- Superbly presented throughout



### The Grounds & Gardens

To the front of the house is a front garden (which is mainly laid to lawn) and a driveway (which provides off road parking for two cars) and leads to integral garage (with electric door, lights and power). To the rear of the house is a well-established garden (with lawn, patio and planted shrubs and borders).

### The Location

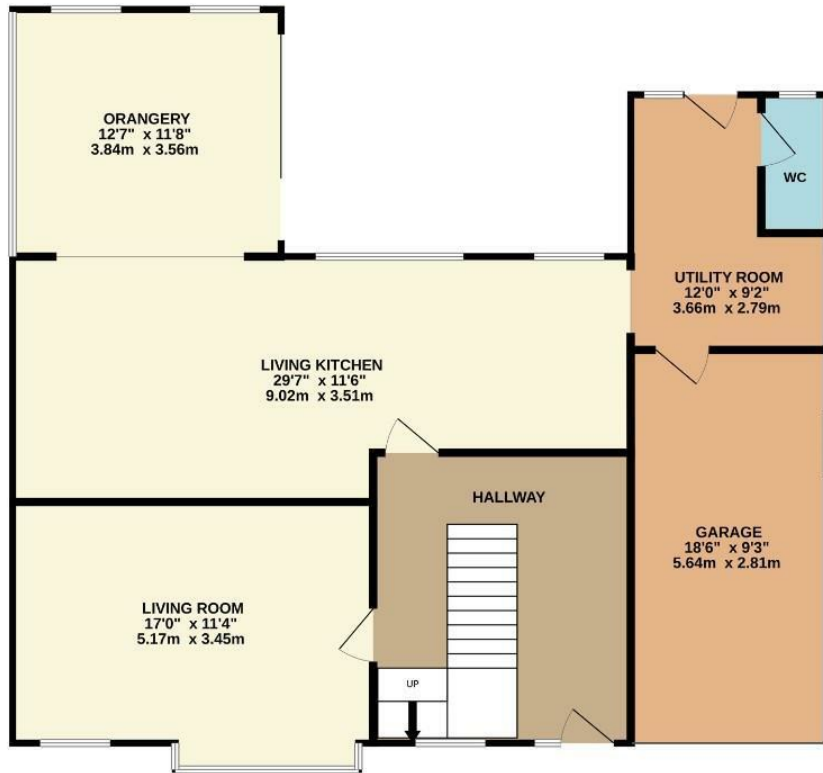
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramhall Park Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

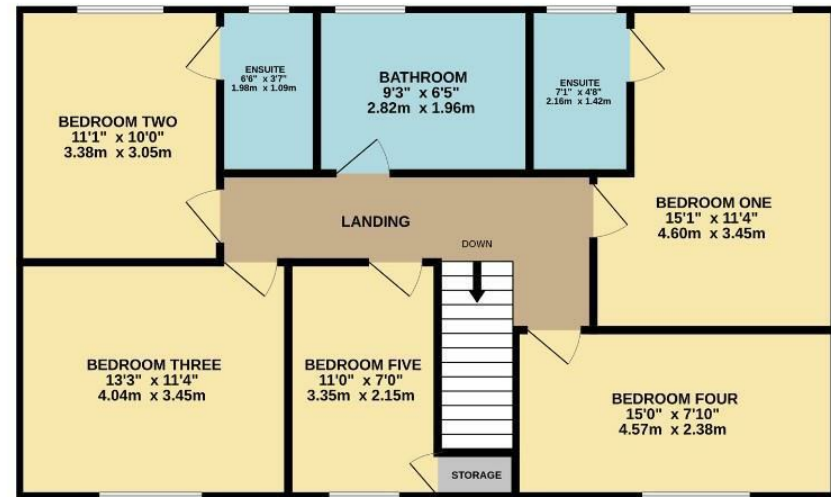
Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk -Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*  
 Water Meter- Present at Property  
 Freehold  
 Planning Permission Approved 2007- Stockport Planning Portal ref. DC/025849  
 Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three\*  
 Mobile providers- Mobile coverage at the property available with all main providers\*.  
 \* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.  
 \*\* Information provided by GOV.UK

Postcode: **SK7 2HQ**  
 What 3 Words: **type.boxing.insist**  
 Council Tax Band: **E**  
 EPC Rating: **D**  
 Tenure: **Freehold**

GROUND FLOOR  
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 1982 sq.ft. (184.1 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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