

32 Pine Road
Bramhall, Cheshire, SK7 2JN



mosley jarman





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£800,000

A beautifully appointed family home which has undergone a substantial extension, new roof and back to brick re-development, creating a 'new build' feel with the character and location of a mature and substantial home in this very sought after location close to Bramhall Park, Happy Valley, Bramhall village, Bramhall train station and within the school catchment area for Ladybrook Primary School and Bramhall High School. Boasting beautifully balanced 4 bedroom, 2 bathroom accommodation and a superb open plan living/ dining/ kitchen extension with a further 2 reception rooms, utility, downstairs WC and south facing garden, this house really does have it all.

The layout comprises a stunning entrance hallway with LVT Herringbone flooring which flows through into the spectacular open plan living kitchen area. Flooded with light through the huge set of bi-folding doors and skylight windows, this wonderful space is bound to be the heart of family life with space aplenty and a high spec kitchen and large island unit. Off here you'll find a 'hidden' walk in pantry, and access to a large utility room and down stairs WC. At the front is a stunning bay fronted lounge, perfect for cosy evenings, whilst a further study/ reception space is on the other side of the hallway.

On the first floor the landing provides access to the 4 bedrooms and the stylish family bathroom. The principal bedroom overlooks the large rear gardens and has a charming inglenook recess and access to a most striking en-suite shower room.

- COMPLETELY REDEVELOPED FAMILY HOME
- NEW ROOF
- WONDERFUL OPEN PLAN LIVING/ DINING/ KITCHEN
- 4 BEDROOMS AND 2 BATHROOM
- 3 RECEPTION SPACES
- UTILITY ROOM AND DOWNSTAIRS WC
- SIZABLE SOUTH FACING REAR GARDEN
- PRIME LOCATION NEAR HAPPY VALLEY AND BRAMALL HALL AND PARK





Grounds and Gardens

To the front of the property a re-laid driveway sits alongside a neat lawned garden and provides ample off road parking. A paved pathway leads down the side to the very generous south facing rear garden, opening to a large paved patio area which sits adjacent to the bi-folding doors and steps up to a newly turfed garden giving a wonderful blank canvass for you to unleash your green fingered creativity.

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. Bramall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall 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 Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramall 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.

Additional Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk -Low Risk (Surface water). Very Low Risk (sea and rivers)**

Water Meter- TBC

Freehold

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 2JN**

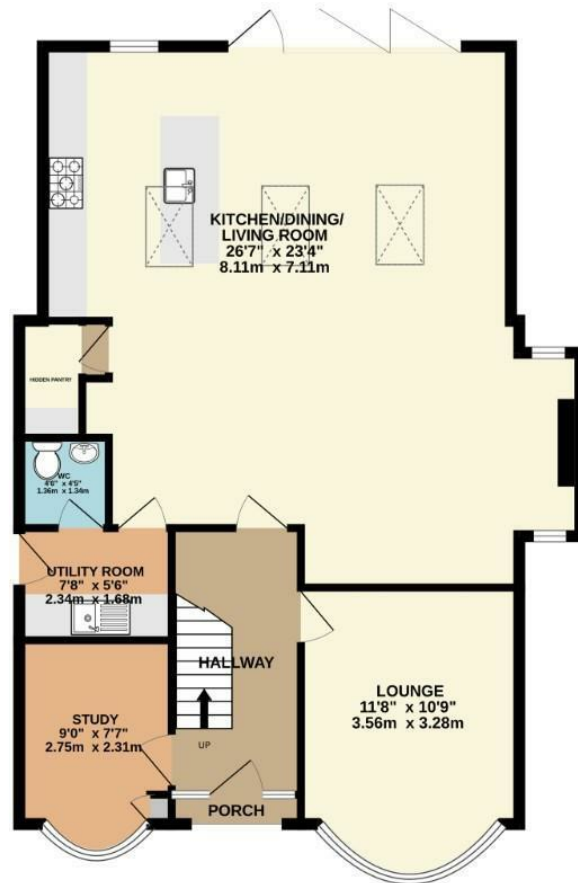
What 3 Words: **output.hopes.summe**

Council Tax Band: **E**

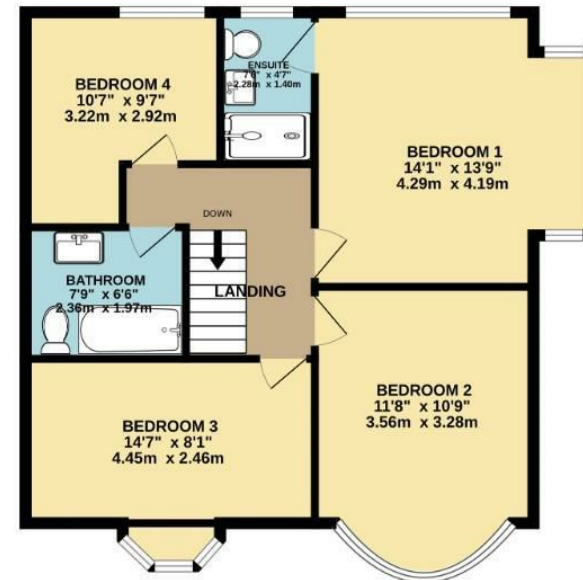
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.6 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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