

ANY
PART EXCHANGE
WELCOME



Carrwood Road
Bramhall, SK7 3EL

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Carrwood Road, Bramhall, SK7 3EL

Welcome to your dream home! Nestled on one of the most coveted roads in the area, this exquisite five bedroom detached family home embodies luxury living at its finest. Boasting a seamless blend of sophistication and comfort, this turnkey home is sure to captivate from the moment you arrive, the curb appeal draws you in straight away with its impeccable landscaping and elegant facade.

Step through the grand hallway upon entrance, where a sense of grandeur welcomes you home. On the ground floor, you'll discover the epitome of cinematic indulgence in a cosy cinema room. Tucked away from the main living areas, this dedicated space invites you to unwind and escape. Indulge in the essence of refined dining experiences in the luxury dining room, a sanctuary of elegance and sophistication on the ground floor. Moving through to the magnificent and bright living room, where luxury meets comfort in a space designed to inspire and delight. Bathed in natural light pouring through expansive windows, this room exudes warmth and tranquillity, inviting you to relax and unwind in style. Step through the elegant doors leading to the outside patio, seamlessly blending indoor and outdoor living for a truly immersive experience. Adjacent to the beautiful and bright living room lies the essence of productivity and efficiency, the large office space, thoughtfully designed for optimal home working. Located for easy access from the main living areas, the downstairs WC offers a sleek and stylish retreat for guests and residents alike. Transitioning to the heart of the home, you'll discover the grand open modern kitchen, meticulously designed to elevate your culinary experiences. This spacious kitchen is a masterclass in contemporary luxury, featuring exquisite quartz worktops that seamlessly blend style with functionality. Ample storage is at your fingertips, with hand-painted units providing both elegance and practicality. A butler cupboard adds a touch of sophistication, offering convenient storage solutions for all your kitchen essentials. As you prepare meals, entertain guests, or simply gather with family, the kitchen becomes the heart of the home, bustling with activity and warmth. And when it's time to embrace the outdoors, the bifolding doors beckon, seamlessly connecting the kitchen to the patio and allowing for effortless indoor-outdoor living. Continuing the seamless flow of practicality and luxury, just off the kitchen awaits the utility room, a space dedicated to efficiency and organisation. But the utility room is more than just a practical necessity—it also serves as the gateway to your very own home gym. Step through from the utility room into a private oasis dedicated to health and wellness.

Ascending the staircase to the upper level of this perfect home, you're greeted by a bright and airy landing, setting the stage for the luxurious accommodations that await. Five double bedrooms beckon, each adorned with premium finishes and thoughtful touches to ensure the utmost comfort and style. Whether you're retiring for the night or enjoying a lazy weekend morning, these bedrooms provide a serene retreat from the bustle of everyday life. The main bedroom stands out as a true sanctuary, boasting an ensuite bathroom for added privacy and convenience. Step into your own personal oasis, complete with modern fixtures, elegant design elements, and a sense of tranquillity that invites relaxation. Adjacent to the bedrooms, you'll find the modern family bathroom, a space designed to cater to the needs of the entire household. With sleek, contemporary finishes and all the amenities required for daily grooming routines, this bathroom offers both style and functionality for busy mornings or leisurely baths. Step into the outdoor haven surrounding this perfect home, where every element is meticulously designed to enhance your lifestyle and elevate your outdoor living experience. To the front of the home, a gated driveway welcomes you with grandeur and security, providing ample space for parking multiple vehicles.



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A detached garage offers additional storage or parking options, ensuring both convenience and practicality for your daily needs. Beyond the driveway, a lush lawn area adds a touch of greenery and serenity, creating a welcoming first impression and a space for outdoor activities or leisurely strolls. Venture to the rear of the home, and you'll discover a true outdoor oasis awaiting your enjoyment. A gorgeous patio beckons, offering the perfect setting for al fresco dining, entertaining guests, or simply basking in the sunshine with a good book and a refreshing beverage. Adjacent to the patio, a sunken sitting area provides a cosy retreat for intimate conversations or quiet moments of reflection. Surrounded by lush landscaping and thoughtful design, this space invites relaxation and connection with nature. But the outdoor luxury doesn't end there—a large lawned garden sprawls beyond, offering endless possibilities for recreation, gardening, or simply soaking in the beauty of the great outdoors. Nestled on the most coveted road, this perfect home offers the epitome of desirable location, providing easy access to two cherished locales: Bramhall Park and Cheadle Hulme Village. Step outside your doorstep and take a leisurely stroll to Bramhall Park, a verdant oasis of natural beauty and tranquillity. Just a short walk away lies the charming Cheadle Hulme Village, a vibrant hub bustling with boutiques, cafes, restaurants, and local amenities. Lose yourself in the quaint charm of the village streets, where every corner reveals hidden gems waiting to be discovered. With such convenient access to Bramhall Park and Cheadle Hulme Village, this perfect home offers not just a place to live, but a lifestyle of convenience, leisure, and community. Experience the best of both worlds as you immerse yourself in the beauty and vibrancy of these beloved local destinations.

The Current Owners Love:

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We Have Noticed:

- The high standard of renovation. Fabulous modern finish to this home, including high end fixtures and fittings
- The large, mature rear garden is beautiful and backs onto Bramhall Park itself.
- The sought after location perfect for the Cheadle Hulme popular schools and amenities.





Key Features:

- Luxurious Turn Key Home Ready To Move Straight Into
- High End Finishing's Throughout The Home
- Hand Painted Kitchen Units With Quartz Worktops And Butler Cupboard
- The Home Boasts Sophistication and Comfort
- Excellent Location Walking Distance to Cheadle Village and Bramhall Park
- Located On One Of The Most Prestigious Roads In The Area
- Detached Home Boasting Five Double Bedrooms and Two Bathrooms
- Beautifully Landscaped Garden and Patio Area to The Rear of The Home

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 4036

Viewing: Strictly by appointment only through Shrigley Rose & Co

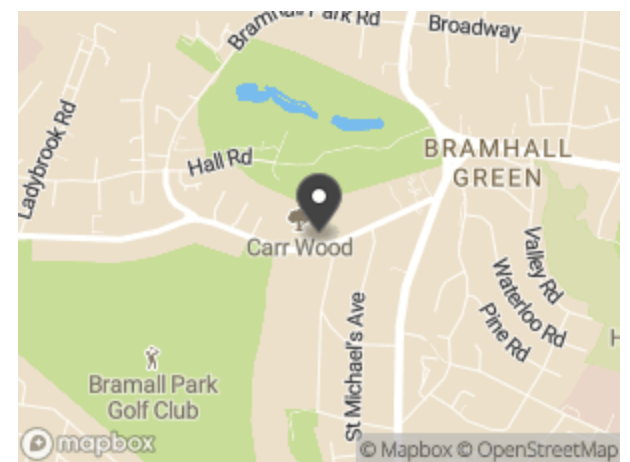
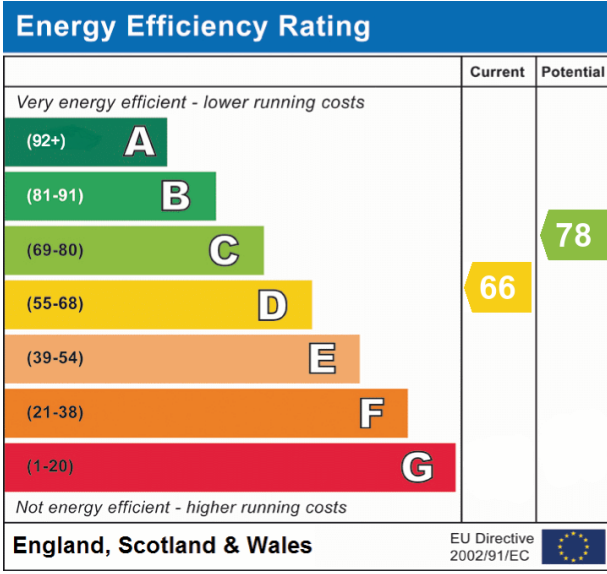
Property Summary:

GROUND FLOOR

- Hallway
- Kitchen 28'5" x 24'0" (8.66m x 7.32m)
- Living Room 20'10" x 19'10" (6.35m x 6.05m)
- Dining Room 14'10" x 11'10" (4.52m x 3.61m)
- Sitting Room 13'3" x 11'0" (4.04m x 3.35m)
- Office 17'10" x 8'11" (5.44m x 2.72m)
- Utility Room 11'6" x 8'10" (3.51m x 2.69m)
- WC 5'5" x 3'0" (1.65m x 0.91m)
- Gym 14'11" x 8'10" (4.55m x 2.69m)
- Garage 19'0" x 19'0" (5.79m x 5.79m)

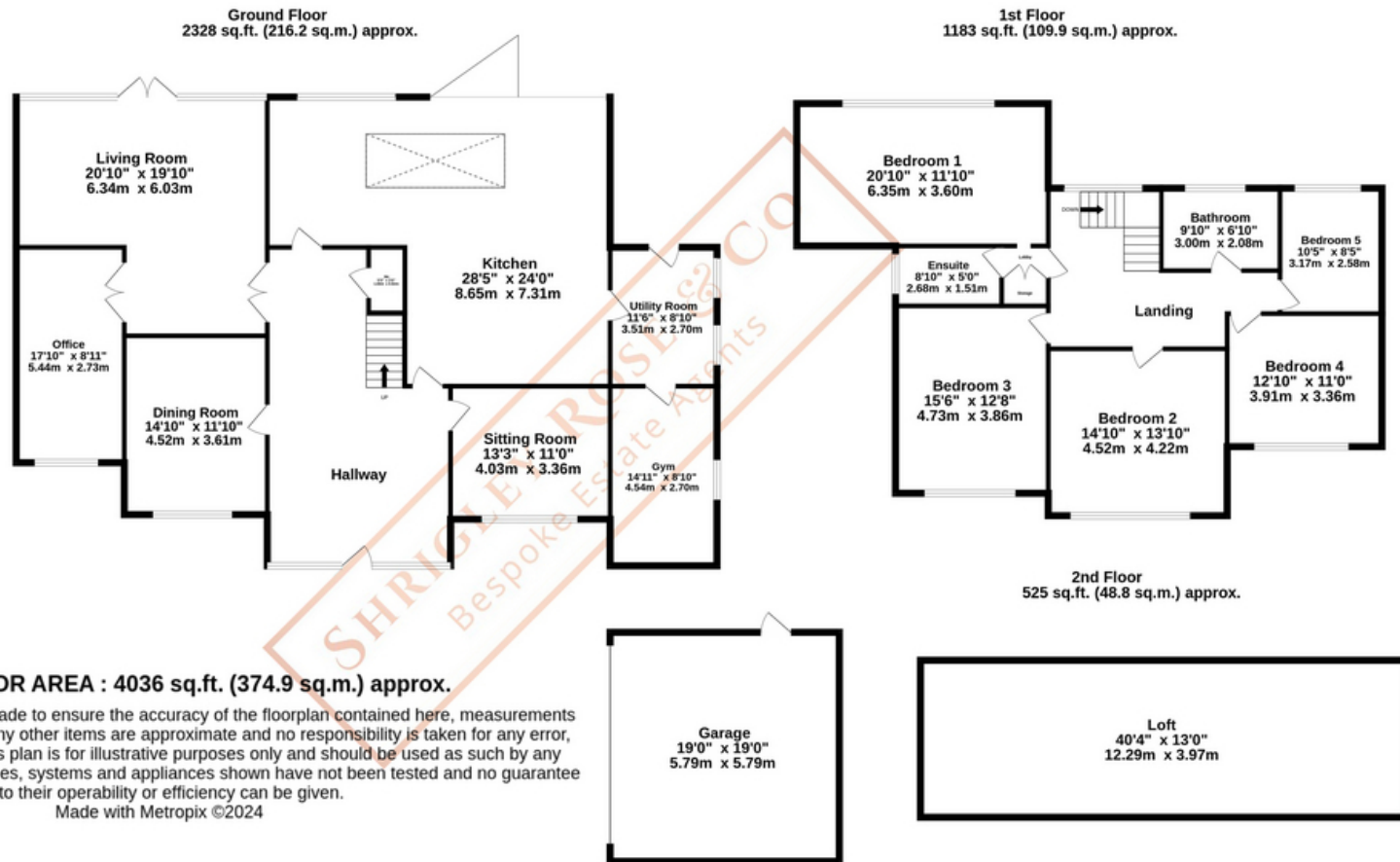
FIRST FLOOR

- Landing
- Bedroom One 20'10" x 11'10" (6.35m x 3.61m)
- Ensuite 8'10" x 5'0" (2.69m x 1.52m)
- Bedroom Two 14'10" x 13'10" (4.52m x 4.22m)
- Bedroom Three 15'6" x 12'8" (4.72m x 3.86m)
- Bedroom Four 12'10" x 11'0" (3.91m x 3.35m)
- Bedroom Five 10'5" x 8'5" (3.18m x 2.57m)
- Bathroom 9'10" x 6'10" (3m x 2.08m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 4036 sq.ft. (374.9 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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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.