

ANY
PART EXCHANGE
WELCOME



Broomhill Drive
Bramhall, SK7 3NJ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Broomhill Drive, Bramhall, SK7 3NJ

Welcome to this stunning five bedroom, three bathroom detached family home on approx 0.75 acre plot, nestled in a prime location on a select development close to Bramhall Park. As you approach, a spacious driveway greets you, offering ample space for multiple vehicles, leading to a covered porch with an inviting front door. Upon entering, you're welcomed into a generously sized hallway, where convenience meets elegance with access to a convenient downstairs WC. The living room awaits, boasting sliding doors that seamlessly connect the interior with the exterior garden space. Dual aspect windows flood the room with natural light, including a grand bay window that adds character and charm. Adjacent to the living room is a tastefully appointed dining room adorned with beautiful corning, setting the stage for memorable family meals and gatherings. Need a quiet space to work or study? A dedicated study awaits, complete with fitted shelving and breathtaking views of the lush garden, providing inspiration and tranquillity. For more relaxed moments, a cosy sitting room beckons, offering yet another set of sliding doors that effortlessly blend indoor and outdoor living. The abundance of windows ensures that natural light dances throughout the room, creating an airy and inviting ambiance.

The heart of the home lies within the meticulously designed kitchen, where functionality meets style. Fitted with matching wall and base units, luxurious granite work tops, a classic Belfast sink, and integrated appliances, this space is a culinary enthusiast's delight. A hob island with an extractor fan adds a contemporary touch, while the dining area adjacent to the kitchen provides the perfect setting for hosting and entertaining guests. Completing the ground floor is a convenient utility room, offering space for essential appliances such as a washing machine and tumble dryer, along with fitted storage and direct access to the garden, making chores a breeze.

Continuing the journey through this remarkable home, ascend the glass balustrade staircase to reach a spacious landing, offering access to five bedrooms and three bathrooms. The main bedroom exudes a luxurious hotel feel, boasting fitted wardrobes and a modern ensuite shower room. Step into the ensuite to discover its contemporary design, featuring his and her sinks with vanity units providing ample storage. Tiled floor-to-ceiling, the ensuite also boasts a double-length walk-in shower, a heated towel rail, and even a bidet for added comfort and convenience. Bedroom two also benefits from fitted wardrobes and its own ensuite shower room, offering privacy and comfort to its occupants. Three additional bedrooms await exploration, with two of them doubling in size and all boasting fitted wardrobes to keep belongings neatly organised. One of these bedrooms is currently utilised as an office, catering to the needs of modern lifestyles. Completing the upper level is a stylish family bathroom, designed with both aesthetics and functionality in mind. Featuring a floating vanity sink unit, a separate shower cubicle, a fitted bath, and tiled floor-to-ceiling, this bathroom offers a serene retreat for relaxation and rejuvenation.





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Situated off the driveway, a brick-built detached double garage stands as a versatile space, offering ample room for parking vehicles or additional storage for tools and equipment. Venturing into the back garden, you'll discover a stunning mature garden, meticulously landscaped to perfection. The expansive lawn serves as a lush canvas, adorned with a variety of plants, shrubs, and bushes, adding colour and texture to the outdoor space throughout the seasons. A thoughtfully designed patio area beckons, providing the ideal setting for outdoor gatherings, whether it's a lively barbecue with friends or a tranquil afternoon tea with family. This inviting space offers a perfect blend of relaxation and entertainment, where cherished memories are made against the backdrop of nature's beauty. As the warm summer months approach, the garden transforms into a private oasis, inviting residents to bask in the sunshine, unwind in the shade of the greenery, or simply enjoy the serenity of their surroundings. Woodland/river walks await people directly behind the home, lots for children and four-legged furry friends to explore. There is also access to the well know seven arches fields where horses openly graze, gorgeous in the summer and a great place to take a picnic by the river.

The Current Owners Love:

- The garden is a haven, so peaceful. Morning coffee/Alfresco dining on the patio looking out on to the garden is just heaven
- Lovely neighbours and a quiet cul-de-sac
- The house has a lovely feeling of space, both inside and out, great for entertaining!

We Have Noticed:

- Great location, Bramhall Park is a stones throw away which is perfect for families and pet lovers
- Flexible layout offering tailor made living for a family
- Aesthetically pleasing home from the front on a select development



Key Features:

- ANY PART EXCHANGE WELCOME
- A beautiful five bedroom, three bathroom detached family home
- Walking distance of Bramhall Park
- Cul-de-Sac location on a select development
- Beautiful landscaped rear garden and large patio area
- Detached brick double garage perfect for storage
- Downstairs WC, utility room and study
- Spacious driveway with ample space for several vehicles

Tenure: Freehold

Council Tax Band: H

Possession: Vacant possession upon completion

Total Floor Area: 2849

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 18'1" x 12'1" (5.51m x 3.68m)

Living Room 22'0" x 20'4" (6.71m x 6.2m)

Dining Room 15'10" x 12'1" (4.83m x 3.68m)

Office 12'2" x 11'0" (3.71m x 3.35m)

Kitchen 15'9" x 11'10" (4.8m x 3.61m)

Sitting Room 16'0" x 11'10" (4.88m x 3.61m)

Dining Area 11'6" x 9'10" (3.51m x 3m)

Utility Room 9'10" x 7'9" (3m x 2.36m)

WC 7'5" x 3'10" (2.26m x 1.17m)

FIRST FLOOR

Landing 18'4" x 14'5" (5.59m x 4.39m)

Bedroom One 22'10" x 12'8" (6.96m x 3.86m)

Ensuite 10'5" x 9'0" (3.18m x 2.74m)

Bedroom Two 12'9" x 12'1" (3.89m x 3.68m)

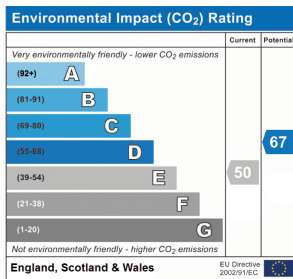
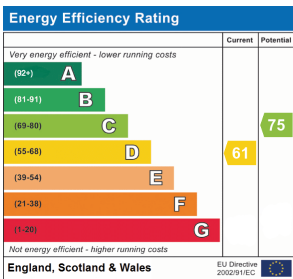
Ensuite 7'0" x 6'6" (2.13m x 1.98m)

Bedroom Three 13'10" x 10'8" (4.22m x 3.25m)

Bedroom Four 11'6" x 11'0" (3.51m x 3.35m)

Bedroom Five 12'2" x 7'10" (3.71m x 2.39m)

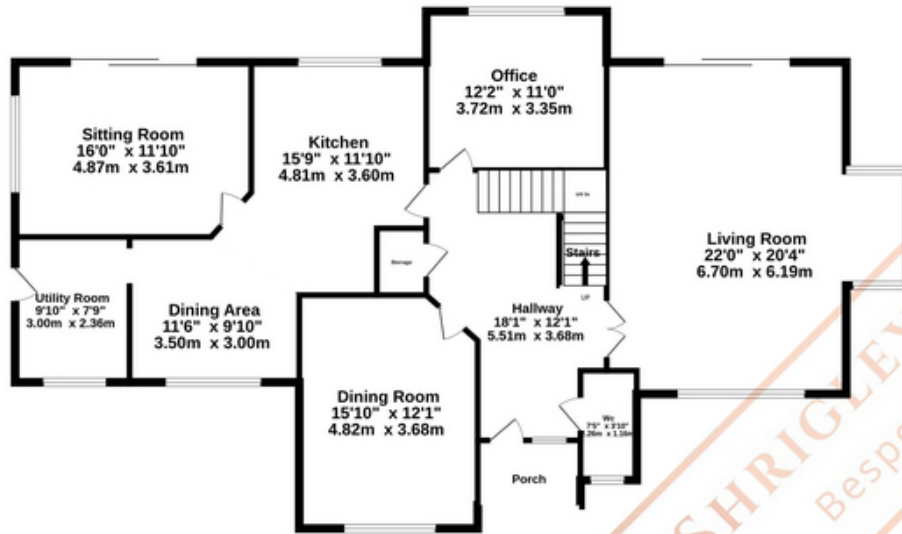
Bathroom 13'5" x 10'2" (4.09m x 3.1m)



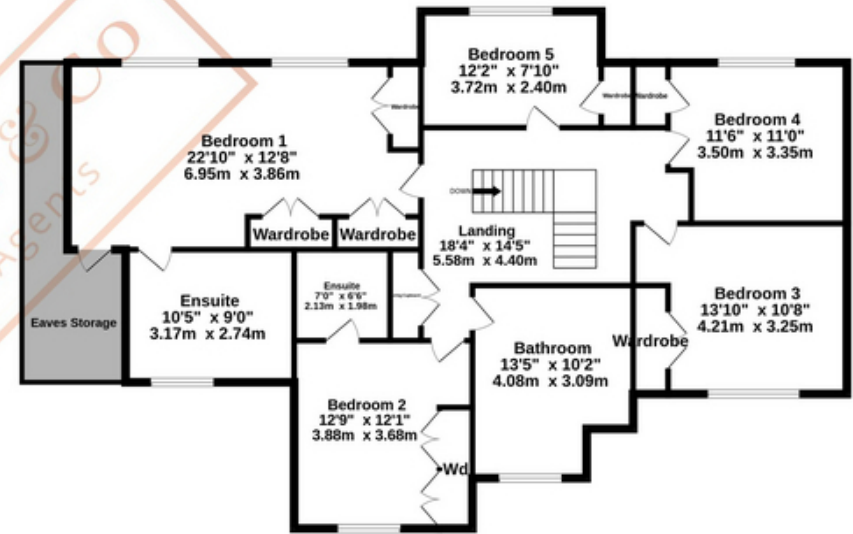


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1508 sq.ft. (140.1 sq.m.) approx.



1st Floor
1341 sq.ft. (124.6 sq.m.) approx.



TOTAL FLOOR AREA : 2849 sq.ft. (264.7 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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