

ANY
PART EXCHANGE
WELCOME



Bramhall Lane South
Bramhall, SK7 2ED

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Bramhall Lane South, Bramhall, SK7 2ED

This enchanting five-bedroom, three-bathroom detached family residence is nestled on Bramhall Lane South, a serene haven in the heart of Bramhall. Conveniently located within walking distance of Bramhall Village, this home offers both tranquillity and accessibility. Approachable via a stoned driveway, capable of accommodating multiple vehicles, you're greeted by a charming storm porch, setting a welcoming tone from the outset. Upon entry, a spacious hallway awaits, complete with a cloak's cupboard, under stairs storage, and a convenient downstairs WC with access to the boiler room. The interior unfolds into a cosy living room featuring a bay window, alongside a sitting room adorned with a quirky sliding door that grants the flexibility to seamlessly open or close off access to the kitchen. The true heart of this family abode lies within the living kitchen space, thoughtfully designed to radiate warmth with underfloor heating. The kitchen itself is equipped with high-quality Bosch appliances, complemented by a Fisher and Paykel dishwasher, shaker-style kitchen units topped with granite worktops, and a welcoming breakfast island. Natural light cascades through the dining and sitting areas, courtesy of a roof lantern, creating an inviting ambiance. Adding to the character of this space is an exposed feature brick wall, infusing a rustic charm. Sliding doors effortlessly connect the interior to the patio area, seamlessly blending indoor and outdoor living, and inviting the peaceful outdoors in. With its blend of functionality, charm, and warmth, this home offers a delightful haven for family living.

Ascending the stairs to the first floor, you're welcomed by a spacious landing that sets the stage for the comfort and luxury found throughout. The main bedroom awaits, featuring a walk-in wardrobe room for ample storage, a bay window that floods the space with natural light, and a stylishly fitted ensuite shower room. The ensuite is adorned with a vanity sink unit, boasting both practicality and sophistication, while a double-length shower with gold shower head and taps adds a touch of opulence. Adjacent to the main bedroom, bedroom two offers generous space and its own ensuite shower room, providing convenience and privacy for guests or family members. Meanwhile, bedroom three offers comfortable accommodation as a double bedroom, perfect for children or visiting guests. Completing the first floor is the family bathroom, designed with elegance and functionality in mind. An elegant his and hers vanity sink unit enhances the aesthetic appeal of the space, while a wide bath with shower caters to both relaxation and practicality. With the added comfort of a heated towel rail, this bathroom offers a luxurious retreat for unwinding after a long day.

The second floor of the house provides two bedrooms, one of which could serve as the main bedroom and features an ensuite shower room for added convenience. Additionally, there is a fifth bedroom currently utilised as an office space. Moreover, there is eaves storage with easy access, offering practical storage solutions for the household.

This home enjoys a set-back position from the road, boasting a spacious driveway and an Electric Vehicle (EV) charge point for eco-friendly convenience. The rear garden, mature and well-maintained, features expansive lawns and a paved patio area, perfect for outdoor relaxation and activities. Adding to the appeal of the property is the exceptional rustic garden room/bar. This bespoke addition provides a charming and inviting space for entertaining guests. Fitted with lighting and power, it offers versatility and functionality, ensuring it's a hub for social gatherings and enjoyment throughout the year.



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The Current Owners Love:

- The kitchen area with the huge roof lantern that we look up into whilst we relax on the sofa and the sliding panoramic doors giving a view into the back garden. We love the fact we can open some up and not others and slide each of them into different positions without the bifold effect encroaching onto the outside patio space. It is really beautiful to have it all opened up in the summer
- The front of the house, it is beautiful and always makes us smile when we drive onto the driveway as we designed our beautiful home
- The front door with the heavy knocker leading on into the spacious hallway

We Have Noticed:

- The fabulous space at the back of the garden which can be used as a bar, home office or studio
- Plenty of space to entertain friends and family with its open plan living kitchen as well as having an additional cosy snug and living room
- This home is in such a great location. Walking distance to Bramhall Village and in catchment area for excellent schools







Key Features:

- Any Part Exchange Welcome
- Turn-Key Home
- New-build, built in 2020
- A beautiful five double bedrooms, four bathroom detached family home
- Accommodation over three floors
- Detached garden room with bar area perfect for an additional hide out space or office space
- Spacious hallway with cloaks cupboard and downstairs WC

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3679

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 20'6" x 17'0" (6.25m x 5.18m)

Living Room 19'5" x 13'10" (5.92m x 4.22m)

Sitting Room 14'10" x 12'10" (4.52m x 3.91m)

Living Kitchen 30'0" x 24'0" (9.14m x 7.32m)

Utility Room 12'0" x 6'10" (3.66m x 2.08m)

WC 4'10" x 4'5" (1.47m x 1.35m)

Bar 22'5" x 9'0" (6.83m x 2.74m)

FIRST FLOOR

Landing 17'0" x 8'6" (5.18m x 2.59m)

Bedroom Two 19'5" x 13'10" (5.92m x 4.22m)

Ensuite 8'0" x 4'5" (2.44m x 1.35m)

Wardrobe 8'10" x 7'0" (2.69m x 2.13m)

Bedroom Three 18'0" x 14'10" (5.49m x 4.52m)

Ensuite 5'10" x 4'5" (1.78m x 1.35m)

Bedroom Four 14'10" x 12'10" (4.52m x 3.91m)

Bathroom 10'0" x 8'10" (3.05m x 2.69m)

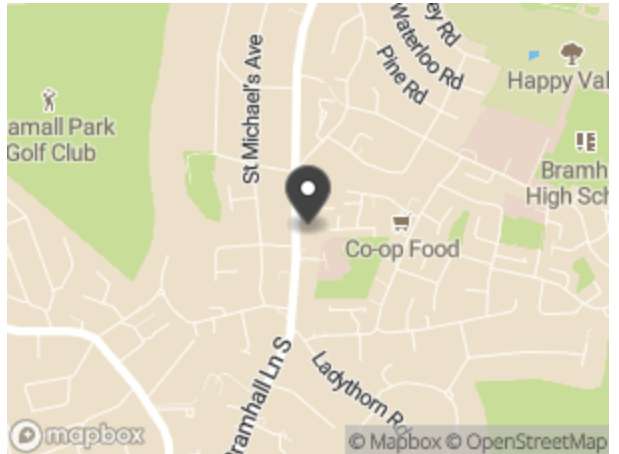
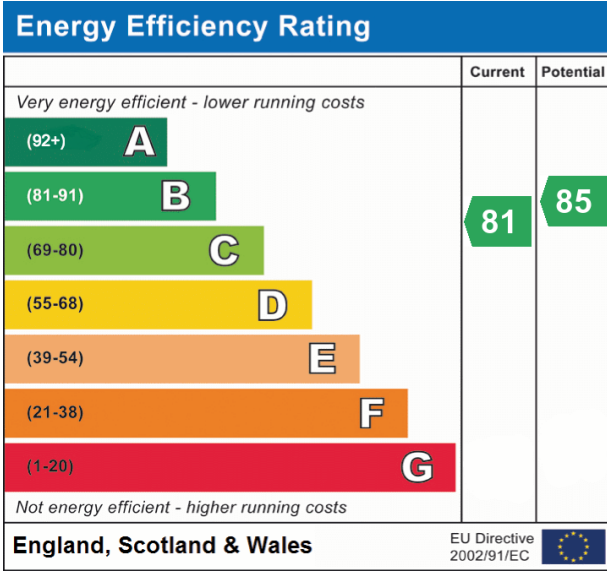
SECOND FLOOR

Landing 15'11" x 8'6" (4.85m x 2.59m)

Bedroom One 32'2" x 14'11" (9.8m x 4.55m)

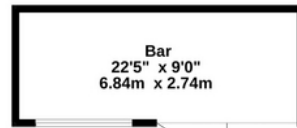
Ensuite 12'0" x 9'0" (3.66m x 2.74m)

Office/Bedroom Five 14'10" x 12'4" (4.52m x 3.76m)



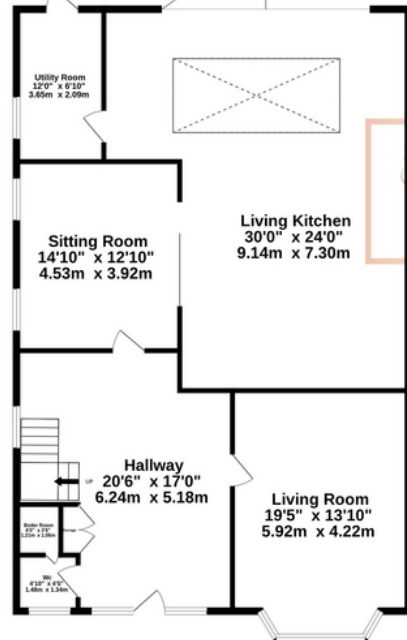


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

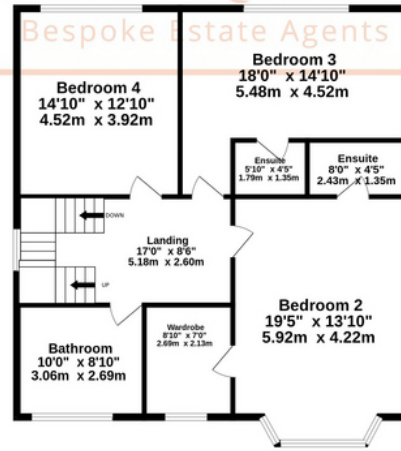


TOTAL FLOOR AREA : 3679 sq.ft. (341.8 sq.m.) approx.

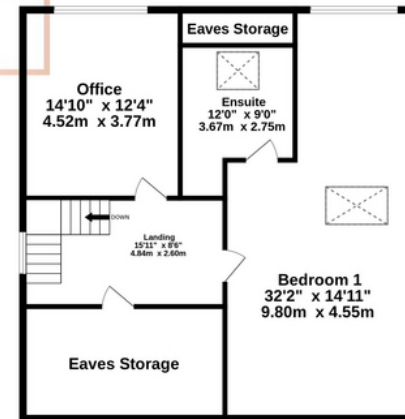
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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SHRIGLEY ROSE & CO
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2nd Floor
992 sq.ft. (92.1 sq.m.) approx.



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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.