

ANY
PART EXCHANGE
WELCOME



3, Boston Close

Bramhall, SK7 2BP

SHRIGLEY ROSE & CO

Bespoke Estate Agents



3, Boston Close, Bramhall, SK7 2BP

Presenting a beautifully maintained four bedroom, two bathroom detached family home in a tranquil setting, within walking distance to Bramhall Village and train station. As you approach, you'll notice the immaculate appearance of the home, with its hedge-lined front, dual driveways, and a large, secure solid Oak door. Which opens to a spacious entrance hall with Parquet flooring. To the left of the hallway is a stylish downstairs WC, perfect for guests. Straight ahead is a spacious, sophisticated lounge featuring a bespoke gas fireplace and large sliding doors that offer views of the rear garden. When opened, these doors create a seamless indoor-outdoor living experience. A contemporary kitchen awaits, boasting granite worktops, marble flooring, and integrated appliances, including an AEG gas hob, dishwasher, electric oven, Bosch oven, fridge/freezer, and a Neff warming drawer. The kitchen, hallway and WC all feature the added luxury of underfloor heating.

The open-plan dining/sitting room, laid with Karndean flooring, is an ideal entertaining space, enhanced by an Arcam music system with B&W speakers. Large windows providing lovely views of the rear garden. Built-in units at the back of the sitting room offer ample storage and a convenient space for a TV, making it the perfect family room for cosy movie nights. From the sitting room, you can access a utility room and an integral single garage, which is perfect for storage or a home gym.

Ascending the glass balustrade staircase, you'll find four generously sized bedrooms, three of which are doubles, along with a family bathroom. The stylish master bedroom is spacious and includes an elegant wet room ensuite. Both bathrooms are equipped with underfloor heating for added comfort.

The garden can be accessed through the sliding doors from the sitting room with large porcelain-floored patio, perfect for entertaining or enjoying a coffee in the sunshine. This space overlooks a mature, private rear garden lined with a Beech hedge, low-level conifers, and an Acer tree, complete with a fabulous water fountain. Garden shed storage neatly tucked away and additional seating space down the side of the house. Boston Close is located close to the sought-after Bramhall Village with lots of great shops, bars and restaurants as well as being catchment area for excellent local schools.



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The Current Owners Love:

- A bright spacious home with lots of storage
- Situated in a quiet cul-de-sac that's just a short walk into Bramhall Village
- The rear garden is a private sunny south facing garden that isn't overlooked



We Have Noticed:

- An immaculate turn key home both internally and externally
- The open plan lounge/diner is a fabulous large family/ entertaining space
- This home is so peaceful and bright with lots of light flooding in from the large sliding door windows







Key Features:

- Any Part Exchange Welcome
- Immaculate appearance inside and out. Turn Key Home
- Four generously sized bedrooms, including a spacious master with an elegant en suite wet room
- Utility room and integral single garage suitable for storage or a home gym
- Spacious and bright home
- Stylish, spacious lounge with bespoke gas fireplace and large sliding doors offering garden views
- Contemporary open plan diner/sitting area perfect for families or entertaining
- Tranquil setting within walking distance to Bramhall Village and train station
- Large garden with a good sized patio and stunning water feature
- South facing garden

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1757

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Living Room 18'11" x 12'7" (5.77m x 3.84m)

Hallway 15'0" x 12'0" (4.57m x 3.66m)

WC 7'5" x 3'5" (2.26m x 1.04m)

Kitchen 13'0" x 9'0" (3.96m x 2.74m)

Dining Room 13'0" x 10'0" (3.96m x 3.05m)

Garage 12'0" x 10'9" (3.66m x 3.28m)

Utility Room 10'0" x 6'0" (3.05m x 1.83m)

Sitting Room 19'10" x 11'5" (6.05m x 3.48m)

Bedroom One 15'10" x 13'10" (4.83m x 4.22m)

Ensuite 7'0" x 6'0" (2.13m x 1.83m)

Bedroom Two 12'0" x 10'10" (3.66m x 3.3m)


Bedroom Three 9'6" x 9'1" (2.9m x 2.77m)

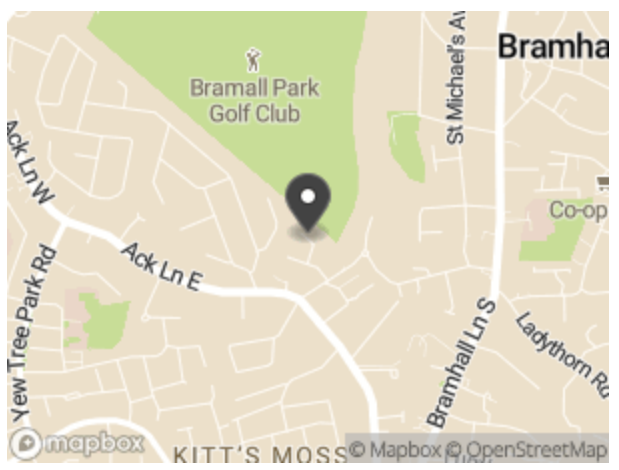
Bedroom Four 9'6" x 8'1" (2.9m x 2.46m)

Hallway 24'3" x 9'1" (7.39m x 2.77m)

Bathroom 8'0" x 6'0" (2.44m x 1.83m)



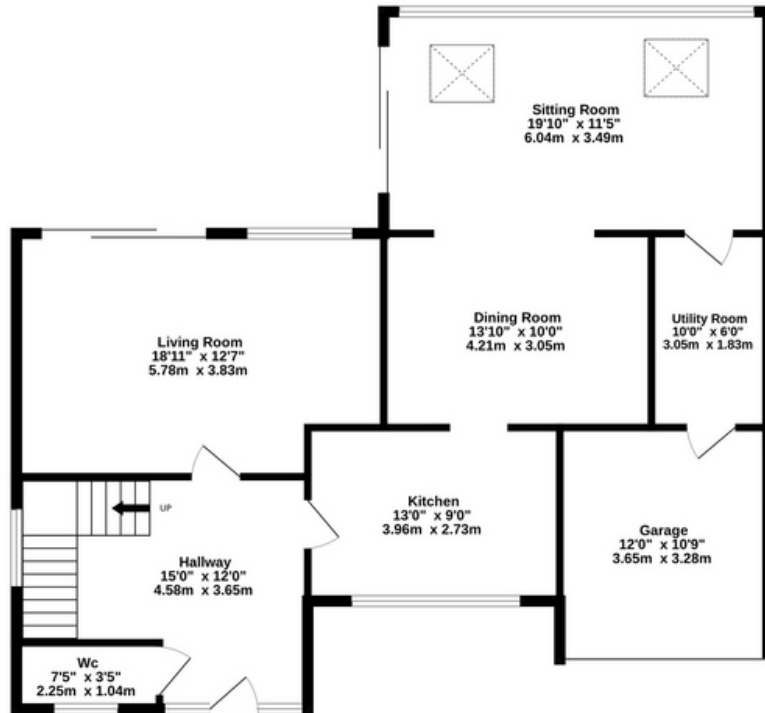
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



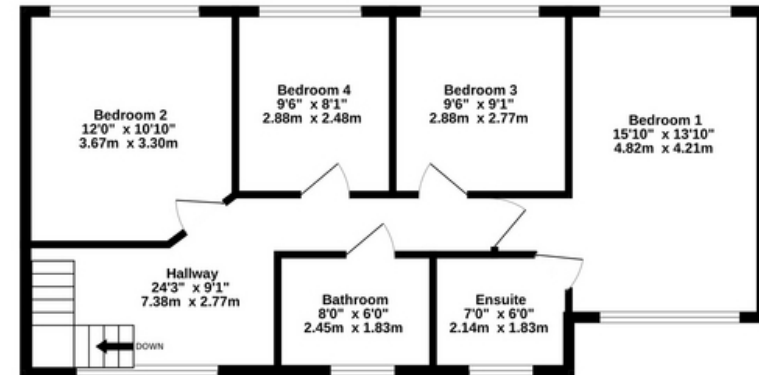


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1079 sq.ft. (100.3 sq.m.) approx.



1st Floor
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1757 sq.ft. (163.3 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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