

ANY
PART EXCHANGE
WELCOME



Kitts Moss Lane
Bramhall, SK7 2BG

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Kitts Moss Lane , Bramhall, SK7 2BG

Set back on the quiet and peaceful Kitts Moss Lane in the sought-after Bramhall area, this beautiful five-bedroom detached family home offers a perfect blend of luxury and comfort. Built in 2008, this three-story home sits on a large private plot, providing ample square footage which makes it great value.

As you drive down the expansive paved driveway, the charm of the property is immediately apparent. The pretty exterior welcomes you, leading into a useful store porch and through an oak door into the hallway. To the left, there is a convenient downstairs W/C and an under-stairs storage cupboard, while to the right, a spacious, modern yet warm living room awaits. This room features a cute inglenook that frames the light-filled windows, creating a cosy and inviting atmosphere. The living room and kitchen are separated by a good-sized utility room, perfect for all household chores, with side access to the garden.

Ahead of the hallway, you enter the spacious, open-plan kitchen, diner, and sitting room area. This versatile space is perfect for watching the kids while preparing meals, entertaining guests, or managing family routines. The kitchen is well-equipped with plenty of cupboard storage, a Quartz breakfast bar, integrated Neff appliances, and ample space for a large dining table and sofa area. This area has everything you need to cook up a storm and offers fantastic views of the luscious, picturesque garden outside.

Stepping into the delightful private and secure garden, you are greeted by floating water lilies on the pond to the left, a large entertaining area to the right, and an array of greenery ahead. A graveled path leads you through sun filled garden, which is surrounded by beautiful plants, bushes, shrubs, flowers, and trees. There is a real sense of peace, tranquility, and privacy.

Back inside, the first flight of the luxury carpeted staircase leads to three bedrooms and a family bathroom. The first bedroom, currently used as an office, features a huge beautiful bay window and ample fitted wardrobe space. The second guest bedroom is also large and includes fitted wardrobes. The pristine family bathroom offers a curved-edge free-standing bath, a shower, a toilet, and a basin. The principal suite stands out with its large bed and ample room space, including a cosy chair perfect for a reading corner. This suite is equipped with large fitted wardrobes, space for a dressing table, and a stylish recently reburbished en-suite shower room.





Kitts Moss Lane , Bramhall, SK7 2BG

Up the stairs to the second floor, the shower room is adjacent to an additional bedroom, ideal for guests. This floor is light-filled, with skylights and a Juliette balcony offering views of the rear garden. The balcony is part of a versatile space currently used as a cozy yet bright lounge surrounded by numerous eaves storage. Located within walking distance to Bramhall and Cheadle Hulme, this fabulous house is close to all amenities, leisure facilities, and great schools. This property truly offers the perfect combination of convenience, luxury, and family-friendly living.



The Current Owners Love:

- The house is warm!
- Within walking distance of Bramhall Village
- Quiet, peaceful and private back garden

We Have Noticed:

- Excellent value for money!
- The rear garden is serene, peaceful and private
- Exceptionally convenient location so close to both Bramhall and Cheadle Hulme





Key Features:

- Walking distance of Bramhall Village with lots of shops, bars and restaurants
- A fabulous 5 bedroom, detached family home
- Picturesque, mature, large private garden
- This home has a versatile open plan kitchen/diner/lounge area
- Bright and airy throughout
- Versatile attic living room with a Juliette balcony
- Large rooms throughout
- Ample storage
- Handy utility room
- Stylish and spacious principle bedroom with a shower room ensuite

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2855

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 24'4" x 15'7" (7.42m x 4.75m)

Living Room 21'5" x 14'5" (6.53m x 4.39m)

WC 5'10" x 3'10" (1.78m x 1.17m)

Utility Room 8'5" x 5'5" (2.57m x 1.65m)

Kitchen 24'0" x 17'5" (7.32m x 5.31m)

Sitting Room 24'0" x 9'0" (7.32m x 2.74m)

FIRST FLOOR

Landing 14'8" x 9'5" (4.47m x 2.87m)

Bedroom One 24'0" x 17'5" (7.32m x 5.31m)

Ensuite 9'4" x 8'10" (2.84m x 2.69m)

Bedroom Two 13'5" x 11'5" (4.09m x 3.48m)

Bedroom Four 11'5" x 10'7" (3.48m x 3.23m)

Bathroom 13'5" x 11'5" (4.09m x 3.48m)

SECOND FLOOR

Landing 14'8" x 9'5" (4.47m x 2.87m)

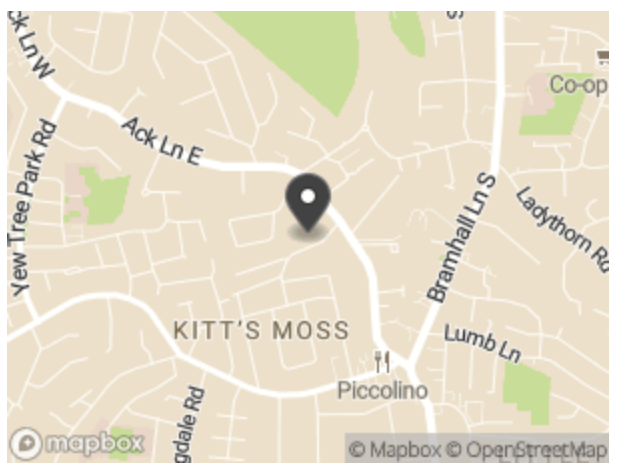
Lounge 17'5" x 15'11" (5.31m x 4.85m)

Bedroom Three 14'5" x 12'2" (4.39m x 3.71m)

Shower Room 11'10" x 8'0" (3.61m x 2.44m)

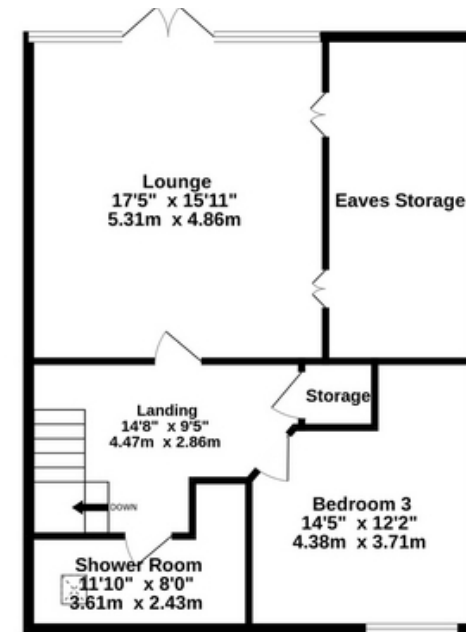
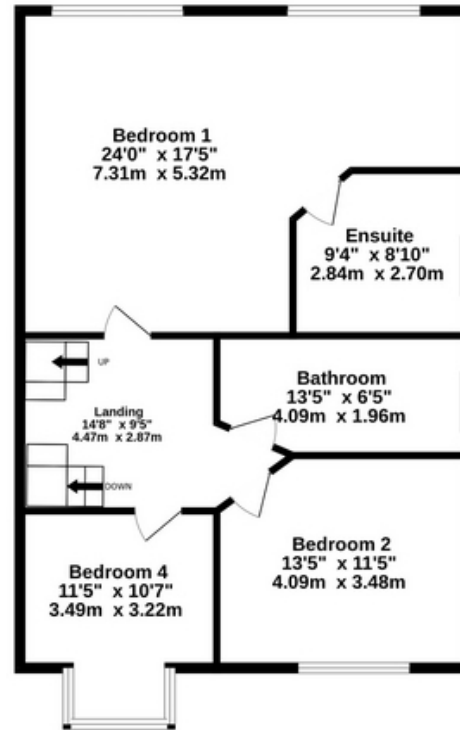
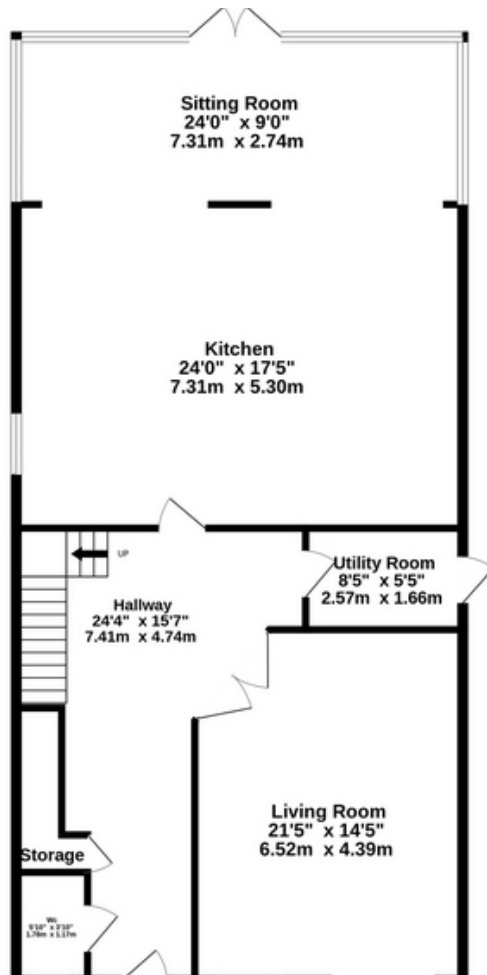


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	80	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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



TOTAL FLOOR AREA : 2855 sq.ft. (265.3 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.
Made with Metropix ©2024

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.



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk