

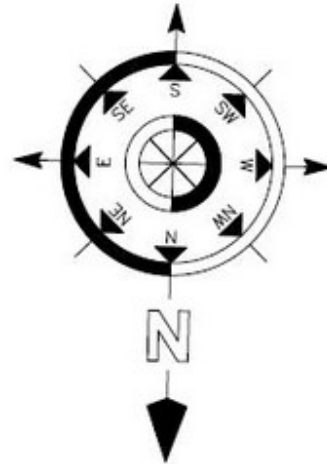
ANY
PART EXCHANGE
WELCOME



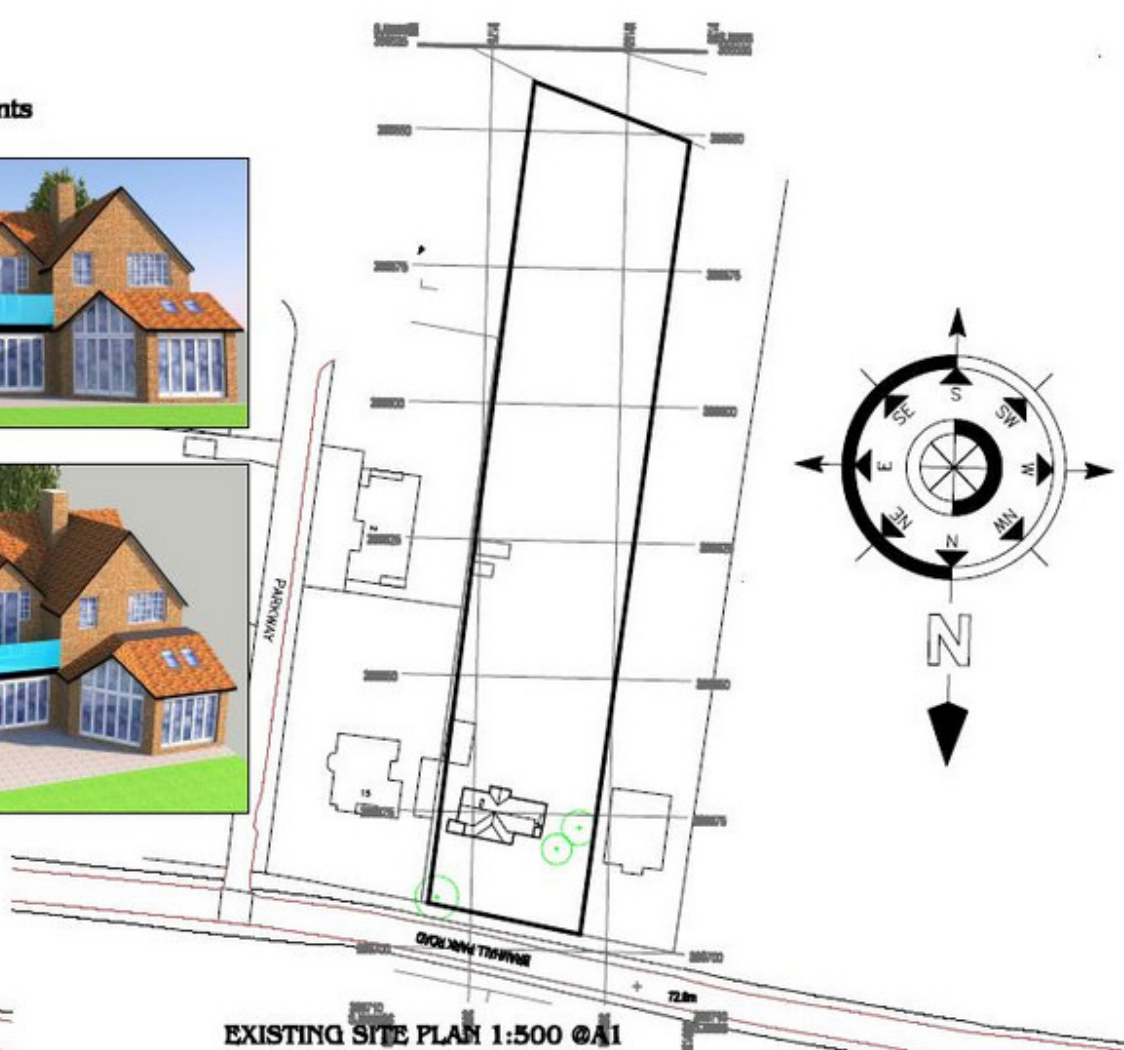
Bramhall Park Road
Bramhall, SK7 3DQ

SHRIGLEY ROSE & CO
Bespoke Estate Agents

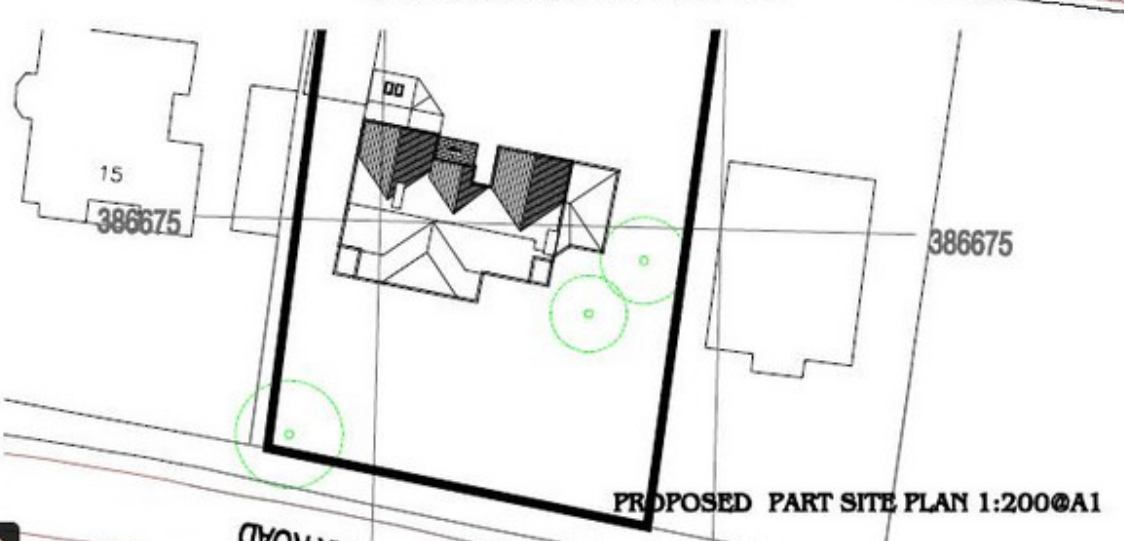
ARTIST IMPRESSIONS nts



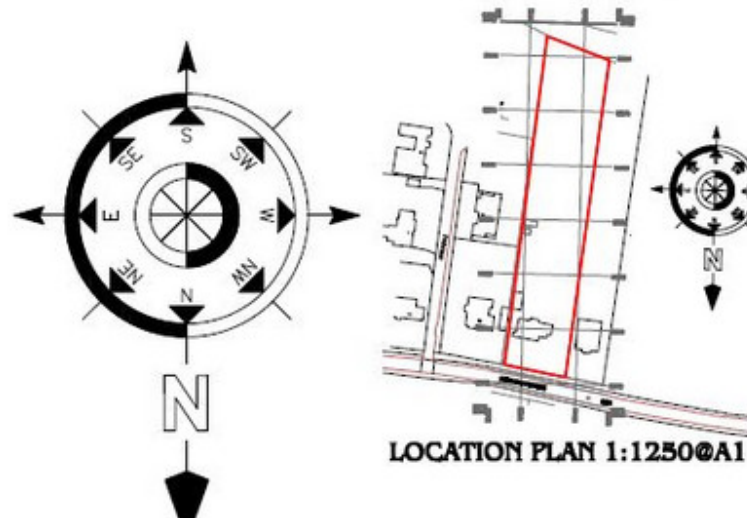
PROPOSED SITE PLAN 1:500 @A1



EXISTING SITE PLAN 1:500 @A1



PROPOSED PART SITE PLAN 1:200 @A1



LOCATION PLAN 1:1250 @A1

REDFERN
ARCHITECTURAL SERVICES LTD

REDFERN
ARCHITECTURAL
SERVICES LIMITED

(DO NOT SCALE FROM THIS DRAWING)

For
75 F Street
at
The Oval 17 Bessell Park St, Ipswich
IP1 3JG

RED FERN ARCHITECTURAL SERVICES LTD
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Bramhall Park Road, Bramhall, SK7 3DQ

The Croft presents a fantastic opportunity to create your own bespoke family home, situated on over an acre of land adjacent to Bramhall Park. With planning permission already granted to Significantly Extend the home (Planning Reference DC/078651), you can expand and customize the property to suit your needs. ••ANY Part Exchange Welcome••

The current home exudes character throughout its layout. Entering through a charming timber door set within a covered porch, you are welcomed into a hallway that leads to three main reception rooms. The living room features a dual aspect window and French doors, allowing ample natural light and access to the garden. The dining room boasts a bay window and a period-style fireplace, complete with a serving hatch, adding a touch of vintage charm. A cozy sitting room offers additional space for relaxation. The kitchen, designed to accommodate an Aga cooker, includes a stable door that opens to the outside. Adjacent to the kitchen, a utility/laundry room provides practical space for household chores. The hallway also offers access to a downstairs WC and a door beneath the stairs leading to the rear garden, enhancing the home's functionality and flow.

Upstairs, the home features five bedrooms, providing ample space for family and guests. The floor also includes a bathroom, a separate WC, and a shower room, offering convenience and functionality for a busy household. Several rooms offer views over the beautiful rear garden, allowing you to enjoy the scenic surroundings from the comfort of your home.

Outside, the garden features a landscaped area primarily laid to lawn, bordered by mature shrubs and trees. Stone patio areas offer ample space for outdoor seating, with steps leading down to additional patio space, perfect for entertaining. The detached garage, located at the back of the house, is accessible via a driveway that runs alongside the house from the front.

The furthest section of the garden is a mix of shrubs and trees with a partially cleared pathway, providing ample space and opportunities to enhance your family home. Whether you choose to maintain its natural charm or develop it further, this area offers great potential.

The front of the home boasts a stunning and spacious frontage, set back from the road. A pathway leads to the front door through a pedestrian gate, while a gated driveway adds both convenience and security.

Situated on Bramhall Park Road, the property is close to Bramhall Park, excellent local schools, and convenient transport links, making it an ideal location for a family home.



Bramhall Park Road, Bramhall, SK7 3DQ

The Current Owners Love:

- Peacefulness the garden offers with lots of nature around
- Close to Bramhall Park, perfect for walks and having our own access from the garden
- Set back from the road with lots of trees

We Have Noticed:

- Amazing potential to create your own bespoke family home
- Sat on a well established and well known tree-lined road
- Retains so much character throughout offering the option to create old meets new home







Key Features:

- Five bedroom detached family home
- Retains lots of character throughout
- Perfect scope to create your own bespoke family home
- Planning permission granted - Planning Reference DC/078651
- Backs onto Bramhall Park with your own access from the garden
- Detached double garage
- South facing garden

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2120

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 22'2" x 9'9" (6.76m x 2.97m)

Living Room 18'2" x 15'4" (5.54m x 4.67m)

Dining Room 16'9" x 15'3" (5.11m x 4.65m)

Sitting Room 11'11" x 11'9" (3.63m x 3.58m)

Kitchen 19'0" x 9'5" (5.79m x 2.87m)

WC 7'7" x 3'4" (2.31m x 1.02m)

Utility Room 9'5" x 6'9" (2.87m x 2.06m)

FIRST FLOOR

Landing 31'1" x 12'9" (9.47m x 3.89m)

Bedroom One 15'3" x 13'9" (4.65m x 4.19m)

Bedroom Two 13'11" x 11'9" (4.24m x 3.58m)

Bedroom Three 15'4" x 9'0" (4.67m x 2.74m)

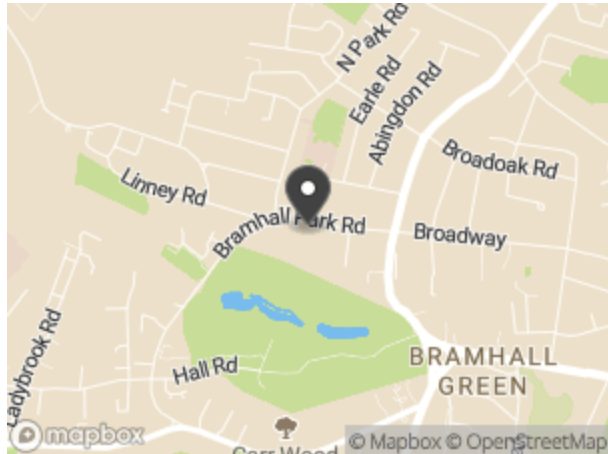
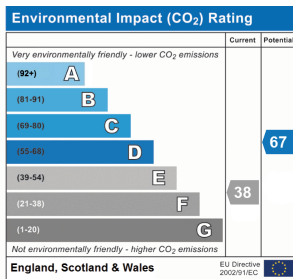
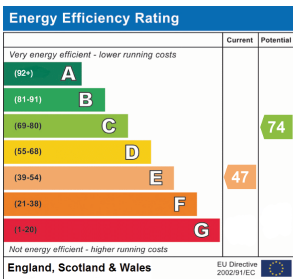
Bedroom Four 13'3" x 10'3" (4.04m x 3.12m)

Bedroom Five 9'5" x 9'3" (2.87m x 2.82m)

Shower Room 11'9" x 7'9" (3.58m x 2.36m)

Bathroom 11'9" x 6'5" (3.58m x 1.96m)

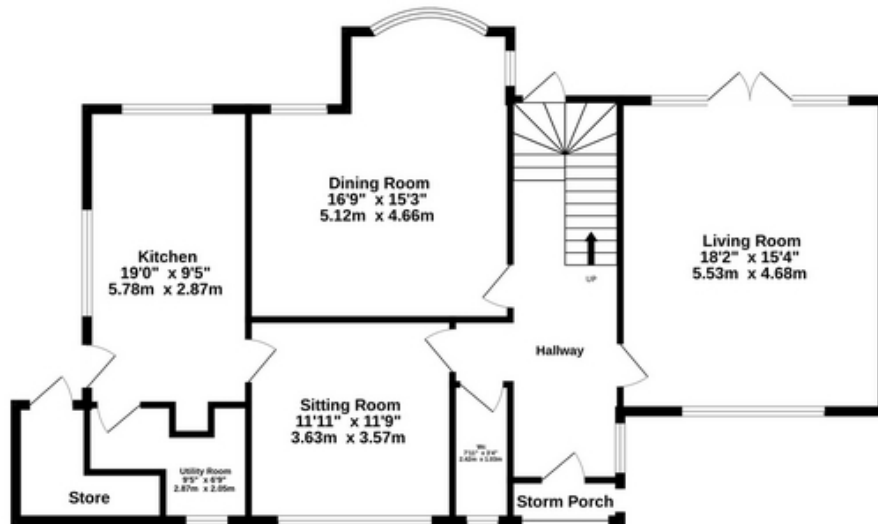
WC 5'9" x 3'0" (1.75m x 0.91m)



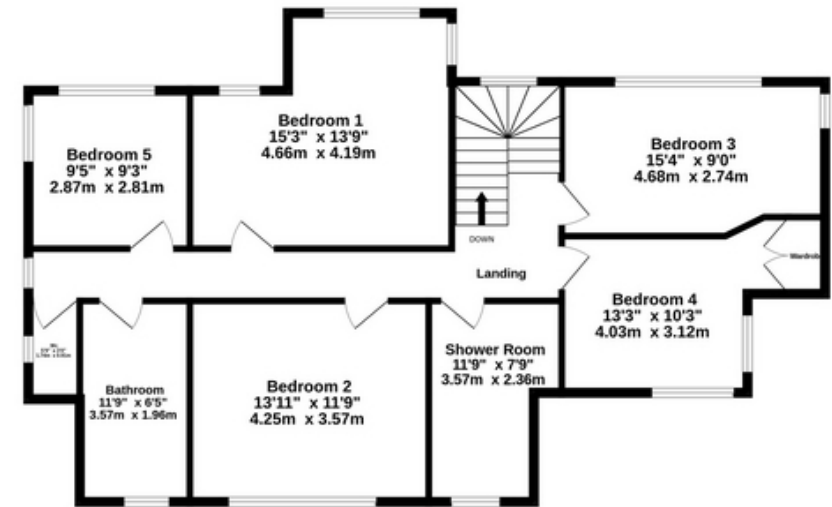


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1104 sq.ft. (102.5 sq.m.) approx.



1st Floor
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2120 sq.ft. (197.0 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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