

ANY  
PART EXCHANGE  
WELCOME



48 Carrwood Road  
Bramhall, SK7 3LB

SHRIGLEY ROSE & CO  
Bespoke Estate Agents







## 48 Carrwood Road, Bramhall, SK7 3LB

This stunning, approximately 4,000 sq ft, five-bedroom, five-bathroom detached home is located on the highly sought-after Carrwood Road, just off the prestigious Manor Road. Set back from the street, the property offers a spacious driveway accommodating 4-6 cars, including a universal EV car port. The home enjoys a private and secure position, surrounded by a substantial practically wraparound garden that's bathed in sunlight throughout the day.

As you approach this hidden gem, you'll notice a large detached double garage to the left and a path leading to the front door. The initial impression is one of rural charm, with lush, green surroundings enveloping the front, side, and rear of the property. Stepping through the solid front door, you're greeted by a grand, glass-balustraded staircase adorned with a luxurious carpet and a striking chandelier—simply breath-taking. The spacious hallway featuring Antico flooring and ample storage under the staircase, sets the tone for the rest of the home.

To the right of the hallway is an expansive living room with wooden floors, kept cosy by a modern gas fireplace. French doors at the back of the lounge open to the rear garden, inviting ample natural light from the surrounding windows. Adjacent to the living room is a stylishly designed downstairs W/C and a large cloakroom. On the left side of the hallway, a sizable office provides the perfect space for two people working from home.

Beyond glass doors, you'll be captivated by the beautifully designed open-plan kitchen, dining, and living area. This versatile space is a social hub, complemented by an additional fully equipped "grease" kitchen ideal for multi-generational living. The main kitchen, also featuring Antico flooring, is equipped with top-of-the-line appliances including a wine fridge, AEG large fridge and freezer, a bin system, dishwasher, sink with incinerator and French hot water tap, a 4-ring induction hob with a hidden extractor and one gas hob, Neff double oven, grill, microwave, and a warming drawer. Granite countertops and a social breakfast bar with matching stools make this kitchen perfect for entertaining. Ample storage is provided by soft-closing cupboards and a large pull-out larder, along with a separate, spacious laundry room. Built-in heaters at the base of the breakfast bar and underfloor heating in the grease kitchen ensure warmth throughout the colder months. The dining area, which opens into the living/lounge area—flooded with natural light from large sliding doors and two skylights—can double as a play area for younger children. High-spec features include colour-changing LED strip lighting and pop-up sockets in the breakfast bar.

Ascending the luxurious, soft-carpeted staircase, you'll find the principal suite to the right. This suite includes a spacious bedroom with a walk-in dressing room leading to a bathroom equipped with his-and-hers sinks, a toilet, and shower unit. The room is designed for relaxation, offering plenty of space for a clutter-free environment conducive to a perfect night's sleep. Back on the spacious landing, a beautifully decorated guest bedroom complete with an ensuite awaits.





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To the left of the grand staircase, you'll discover three additional generously sized double bedrooms, each designed with meticulous attention to detail. These rooms are outfitted with plush luxury carpets that add a touch of elegance underfoot. Every bedroom features Sharps fitted wardrobes, providing ample storage space, and bespoke furniture pieces that have been carefully crafted to complement the overall aesthetic of the home. The ensuite bathrooms are elegantly tiled with Porcelanosa and thoughtfully designed, featuring illuminated inglenook shelving. The rear

### The Current Owners Love:

- We love the location of the house, we are within walking distance of Bramhall and Cheadle Hulme villages with access to a range of fantastic restaurants, bars and cafes.
- The house was renovated to create a large social area for our family to spend time together and to entertain guests.
- The large garden, perfect for summer evenings, BBQs and being together as a family.

### We Have Noticed:

- The staircase in the gallery of this grand home is truly breath-taking as you step inside.
- The sun-drenched wraparound garden at the rear is fabulous, offering the perfect space for both family ball games and entertaining.
- Situated on a highly sought-after road, this prime location offers easy access to Bramhall, Cheadle Hulme, Bramhall Park, excellent schools, and all local amenities.









### Key Features:

- Part Exchange welcome
- A Grand 5 Bedroom, 5 Bathroom home
- A turn key home, finished with a high spec and beautifully decorated
- Spacious rooms throughout, including a home office and utility room
- Spacious principle bedroom with en suite and walk-in wardrobe
- A versatile Kitchen, diner and living room area with bi folds leading to the rear garden
- An additional 'grease' kitchen
- EVERY double bedroom has an en-suite
- Large South Facing rear wrap around garden
- The perfect location for Bramhall Park, Bramhall, Cheadle Hulme, great schools and amenities

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 4023

**Viewing:** Strictly by appointment only through Shrigley Rose & Co



## Property Summary:

**Entrance Hall** 21'0" x 16'5" (6.4m x 5m)

**Office** 15'0" x 9'5" (4.57m x 2.87m)

**Living Room** 31'0" x 15'10" (9.45m x 4.83m)

**W/C** 6'5" x 6'5" (1.96m x 1.96m)

**'Grease' Kitchen** 12'2" x 7'7" (3.71m x 2.31m)

**Utility Room** 15'0" x 6'0" (4.57m x 1.83m)

**Living Room** 35'10" x 28'5" (10.92m x 8.66m)

**Landing** 21'0" x 20'7" (6.4m x 6.27m)

**Bedroom 1** 15'10" x 14'0" (4.83m x 4.27m)

**Bedroom 1 Ensuite** 12'10" x 8'5" (3.91m x 2.57m)

**Bedroom 2** 15'0" x 12'5" (4.57m x 3.78m)

**Bedroom 2 Ensuite** 8'0" x 6'0" (2.44m x 1.83m)

**Bedroom 3** 14'5" x 11'10" (4.39m x 3.61m)

**Bedroom 3 Ensuite** 8'5" x 4'0" (2.57m x 1.22m)

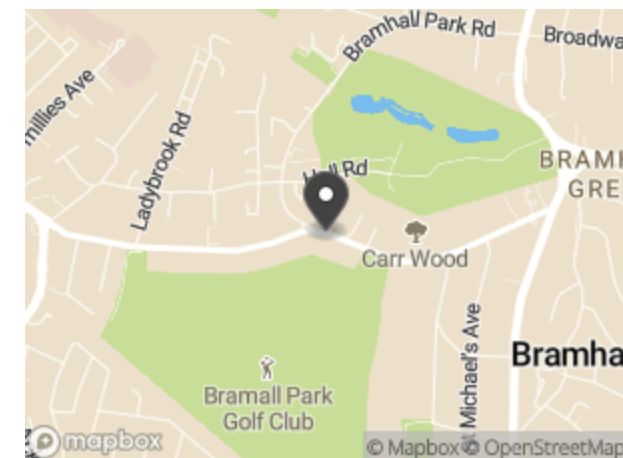
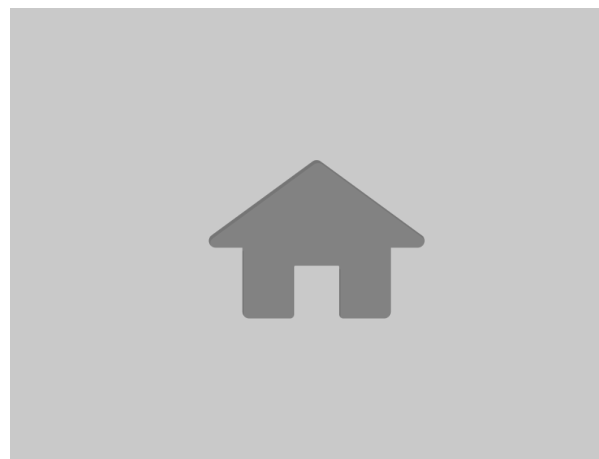
**Bedroom 4** 15'9" x 9'3" (4.8m x 2.82m)

**Bedroom 4 Ensuite** 9'3" x 4'3" (2.82m x 1.3m)

**Bedroom 5** 20'0" x 8'5" (6.1m x 2.57m)

**Bedroom 5 Ensuite** 8'2" x 4'0" (2.49m x 1.22m)

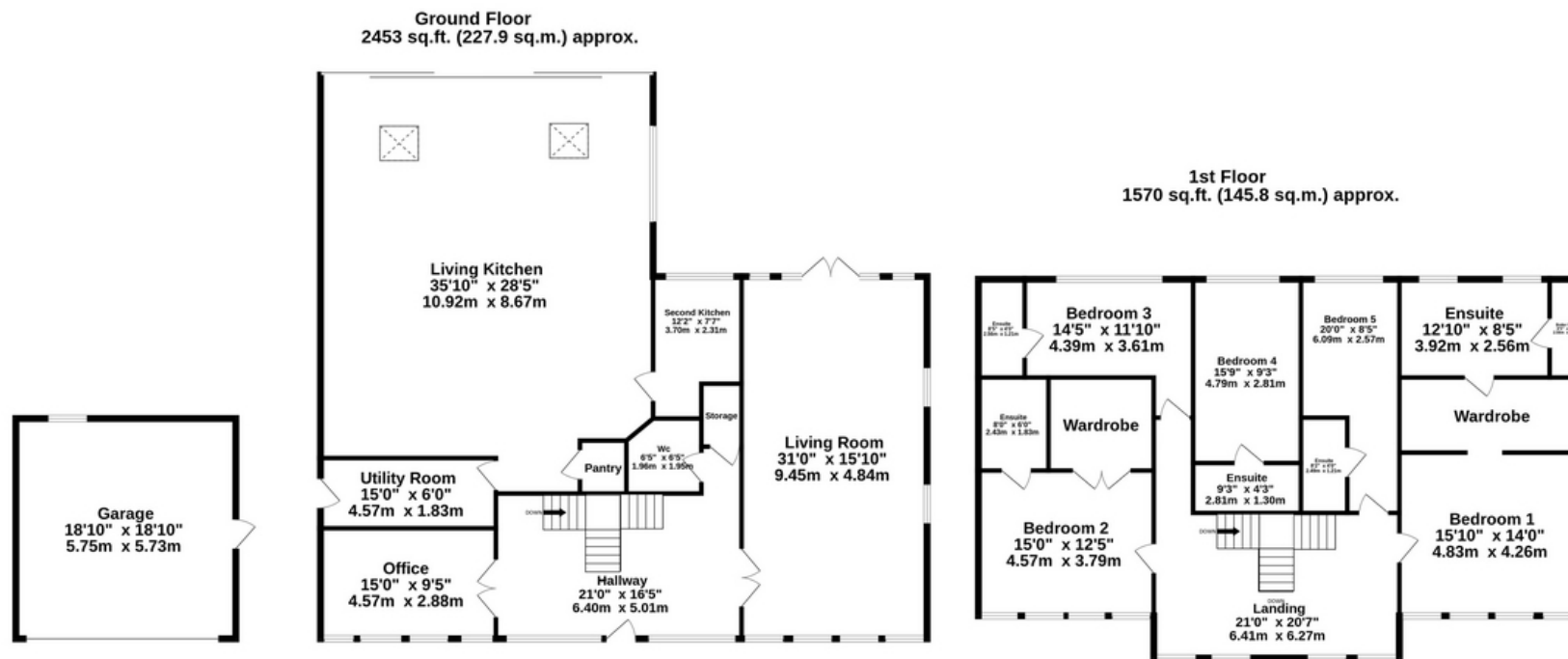
**Garage** 18'10" x 18'10" (5.74m x 5.74m)







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



**TOTAL FLOOR AREA : 4023 sq.ft. (373.8 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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