

ANY
PART EXCHANGE
WELCOME



Beamont Crescent

Woodford, Stockport SK7 1NX

SHRIGLEY ROSE & CO

Bespoke Estate Agents



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Located within the highly sought-after Redrow Estate in Woodford, this exceptional 2024-built detached home offers a blend of modern luxury, thoughtful design, and picturesque surroundings. With a larger-than-average layout, premium upgrades throughout, and an enviable position overlooking open designated green space, this property epitomizes contemporary family living.

Upon entering, you are greeted by a bright and spacious hallway adorned with premium tiled flooring. The welcoming entrance sets the tone for the rest of the home, offering ample storage with two generously sized cloakrooms/boot rooms and a convenient downstairs W/C. To the left, the large lounge exudes comfort and elegance, featuring plush Saxony carpet in Arctic Grey and a beautiful bay window that frames views of the adjacent greenbelt area. An electric fire adds a warm and inviting atmosphere, making this an ideal space to relax or entertain guests.

The heart of this home lies in its open-plan kitchen, dining, and living area. Designed with both functionality and style in mind, the kitchen boasts a stunning marble-effect quartz waterfall island, curved cabinetry, and integrated Siemens premium appliances, including a wine cooler and induction hob. A double-door pantry adds practicality, while the dining area is further enhanced by a handmade bar, perfect for entertaining. The snug area, which can also function as a playroom or TV space, complements the open-plan design. French doors in both the dining and snug areas lead out to the rear garden, seamlessly blending indoor and outdoor living.

Adjoining the kitchen is a well-appointed utility room, providing additional storage and access to a large under-stair cupboard, the side of the property, and the integral double garage. The garage, spacious enough to accommodate two cars, further enhances the home's practicality.

Ascending to the first floor, the large wraparound landing leads to four double bedrooms, each offering generous proportions and views of the countryside. The luxurious master suite is a standout feature, complete with a spacious walk-in wardrobe and a modern en suite bathroom. The en suite is elegantly tiled and includes his-and-hers sinks, a wet-room-style shower, and a rainfall showerhead, delivering a spa-like experience.

The additional bedrooms continue to impress, with one of the rear-facing rooms benefiting from its own en suite featuring an electric shower. The remaining bedrooms share access to a pristine family bathroom equipped with a four-piece suite, including a bathtub and a rainfall walk-in shower. The views from both the front and rear bedrooms capture the surrounding countryside and the Peak District, ensuring tranquillity and natural beauty are never far away.







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Outside, the private and secure rear garden offers the perfect balance of lawn and patio areas, ideal for both relaxation and entertaining. With side access on both the left and right sides of the house, as well as a handy garden shed, this outdoor space is as functional as it is inviting. This property comes with an array of premium upgrades, ensuring exceptional quality and comfort throughout. From Saxony carpets and Porcelanosa tiling to state-of-the-art appliances and lighting, every detail has been carefully considered. The kitchen's Calacatta Gold quartz worktops and New England premium cabinetry add a touch of sophistication, while the bathrooms feature Mira digital showers and contemporary fixtures. The home also includes a QOLSYS alarm system for added security and peace of mind. Situated in a prime location, this Redrow home provides convenient access to excellent local amenities, including Woodford Primary School, Budgens, and Notcutts Garden Centre. The surrounding villages of Bramhall, Poynton, and Wilmslow offer a variety of pubs, restaurants, and scenic dog walks, ensuring a vibrant and fulfilling lifestyle. In summary, this meticulously upgraded home is a rare find, combining space, style, and a desirable rural setting. Perfectly designed for modern family living, it represents an outstanding opportunity for its next owners.

The Current Owners Love:

- There is no development in front of the house, just wide green open space and a picturesque view of the Peak District
- I like to cook so the premium kitchen upgrades, including double oven, integrated microwave and steamer and the large wine fridge are a particular highlight
- The walk in wardrobe in the master bedroom more than accommodates all of our clothes which means we don't lose bedroom space to standalone wardrobes or have some of our clothes stored in the spare rooms

We Have Noticed:

- This home has been meticulously maintained and presents as if it were brand new
- This home is enhanced with Multiple Premium Upgrades
- Boasting a Fabulous Open Aspect to the Front, Overlooking Beautiful Green Spaces





Key Features:

- Any Part Exchange Welcome
- 2024-built, Redrow Richmond-style detached home with premium upgrades and luxury extra's
- A four double bedroomed, 3 bathroomed Detached home on the sought after Redrow Estate in Woodford
- Downstairs open plan living
- A scenic location overlooking designated green space with countryside and Peak District views
- Ample storage throughout
- Private, secure rear garden with a balance of lawn and patio areas, plus a garden shed
- Close to Woodford Primary School, Budgens, Notcutts Garden Centre, and nearby villages like Bramhall, Poynton, and Wilmslow

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2419

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

Ground Floor

Hallway

WC 5'0" x 5'0" (1.52m x 1.52m)

Living Room 18'0" x 15'0" (5.49m x 4.57m)

Kitchen 15'10" x 14'5" (4.83m x 4.39m)

Sitting Room 14'7" x 14'5" (4.45m x 4.39m)

Dining Room 11'0" x 11'0" (3.35m x 3.35m)

Utility Room 11'0" x 5'0" (3.35m x 1.52m)

Garage 17'5" x 17'0" (5.31m x 5.18m)

Bedroom 3 16'0" x 11'5" (4.88m x 3.48m)

Bedroom 1 15'0" x 14'5" (4.57m x 4.39m)

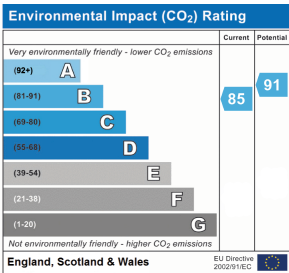
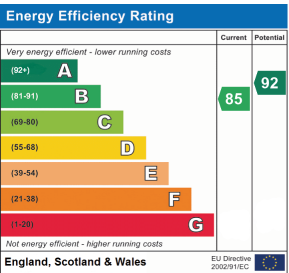
Ensuite 8'0" x 7'0" (2.44m x 2.13m)

Bedroom 4 15'0" x 9'0" (4.57m x 2.74m)

Bathroom 10'11" x 5'0" (3.33m x 1.52m)

Bedroom 2 12'5" x 11'5" (3.78m x 3.48m)

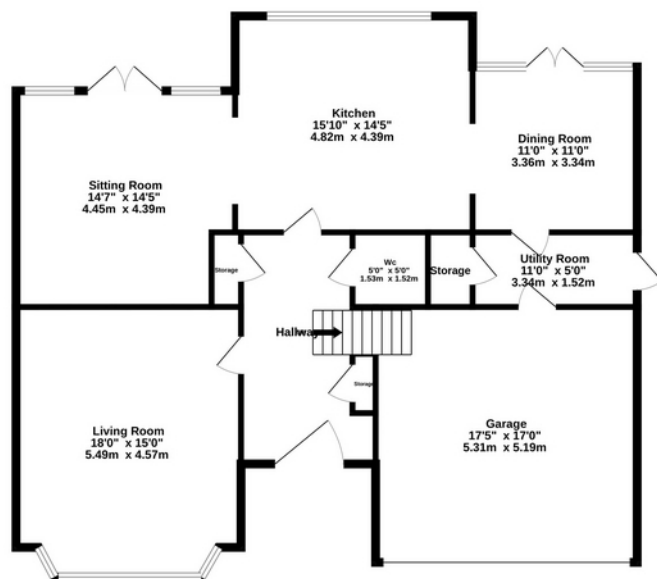
Ensuite 8'0" x 6'0" (2.44m x 1.83m)



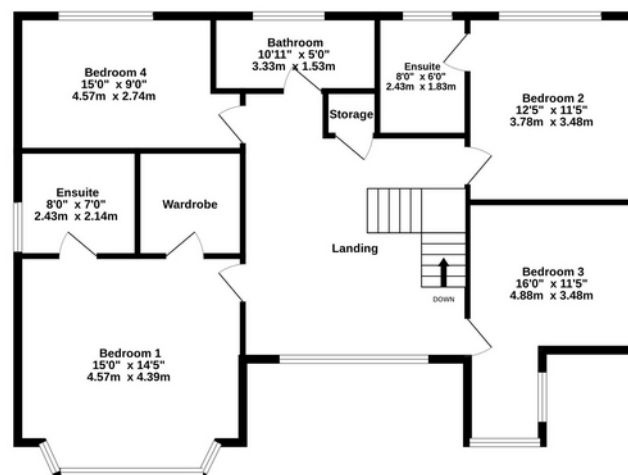


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1344 sq.ft. (124.9 sq.m.) approx.



1st Floor
1075 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 2419 sq.ft. (224.7 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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