

ANY
PART EXCHANGE
WELCOME



Bramhall Lane South, Bramhall, SK7 2NG

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Bramhall Lane South, Bramhall, SK7 2NG

Tucked away within a small hamlet of just four homes, this impressive five bedroom plus study mews offers privacy, convenience, and modern family living. Set back from the main road and screened by mature hedging, the home benefits from two private parking spaces plus three shared visitor bays.

Inside, the welcoming hallway with Karndean flooring leads to a generous open-plan kitchen, living and dining space, the heart of the home. Elegantly designed, featuring a contemporary electric fire that provides both warmth and a striking focal point. With oak flooring underfoot, sliding doors to the garden, and a bright, airy feel enhanced by four skylights and gentle spotlighting. The kitchen itself is well-appointed with integrated Neff appliances including; double oven and warming drawer, microwave, wine fridge, Hisense full-size dishwasher, 70/30 fridge freezer, gas hob, double sink, large pantry-style cupboard, and deep soft-closing units.



To the right of the entrance, a bright front-aspect living room offers a comfortable space to unwind, while opposite, the integral single garage adds practicality and storage. A convenient downstairs W/C completes this well-planned level. The rear garden is a private and secure space, with a flagged patio perfect for outdoor dining, a well-maintained lawn, outside electrics, and a gated access point to the rear for convenience.

On the first floor, you'll find the principle suite, a bright and elegant space with deep fitted wardrobes, room for a dressing area, plush carpets, and a stylish ensuite featuring a walk-in wet-room style shower, vanity sink and porcelain tiling. Two further bedrooms overlook the rear garden, served by a family bathroom with bath, overhead shower, touch-light sink and mirror.



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The top floor hosts two further bedrooms and a sixth or study, all with spotlights and characterful sloped ceilings, along with a modern family bathroom. This luxurious space includes a freestanding bath, his and hers sinks with storage, and a walk-in rain shower. Additional features include a Worcester boiler, full alarm system, Virgin Media connection, and a large airing cupboard with water tank.

Perfectly located within walking distance of Bramhall Park and Bramhall Village, and in catchment for well-regarded schools, this chain-free home combines space, style, and a sought-after location.

Disclaimer: Some of the images used in this advert are computer-generated (CGI) and are for illustrative purposes only. This is intended to provide a general idea of the design and finish but may not accurately represent the final appearance of the home. Specifications, materials, and layouts may be subject to change.

The Current Owners Love:

- The spacious bedrooms - generous in size, bright and comfortable, offering the perfect retreat for all the family.
- The large open-plan living area - a welcoming space ideal for family life, entertaining and socialising.
- The location - tucked away in a private hamlet yet just a short walk to Bramhall Park, the village and excellent schools.

We Have Noticed:

- Move-in ready with immaculate presentation throughout
- Stylish kitchen and bathrooms finished to a high standard
- Excellent value - generous space at an attractive price





Key Features:

- Chain free! Turn-key condition throughout with quality finishes such as Karndean and oak flooring, plush carpets, and spotlights.
- Five bedroom plus study mews home in a private hamlet of just four properties.
- Spacious open-plan kitchen, living and dining area with sliding doors to the garden
- High-quality kitchen / Luxurious bathrooms
- Principle suite with dressing area, fitted wardrobes and stylish en suite wet-room.
- Private rear garden with flagged patio, lawn, secure gated access, and outside electrics.
- Two parking spaces plus three visitor bays, along with an integral garage.
- Walking distance to Bramhall Park and Bramhall Village, with good school catchment.

Tenure: Leasehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2266 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Open Plan Kitchen

7.87m x 7.52m

Garage

4.88m x 2.97m

Dining Room

3.74m x 2.82m

Wc

1.78m x 2.49m

Bedroom 1

4.19m x 3.76m

Dressing Room

2.96m x 2.92m

Ensuite

2.84m x 1.85m

Bedroom 2

4.19m x 3.91m

Bedroom 3

3.84m x 2.93m

Bathroom

2.52m x 1.92m

Bedroom 4

4.19m x 3.86m

Bedroom 5

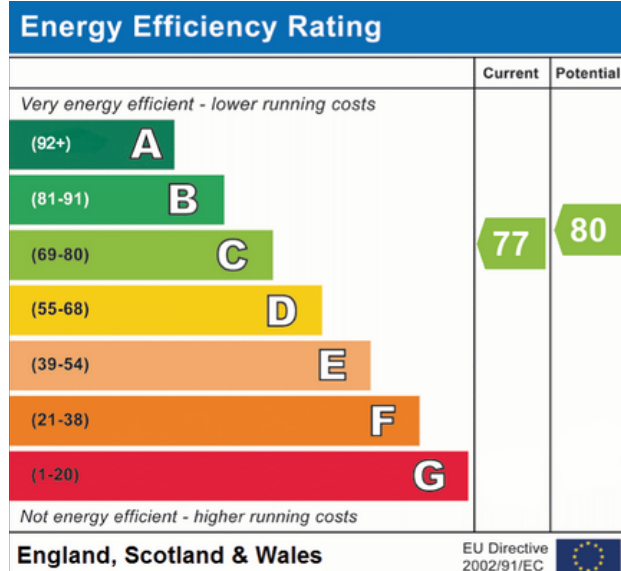
4.19m x 3.20m

Bedroom 6/Study

3.43m x 2.93m

Shower Room

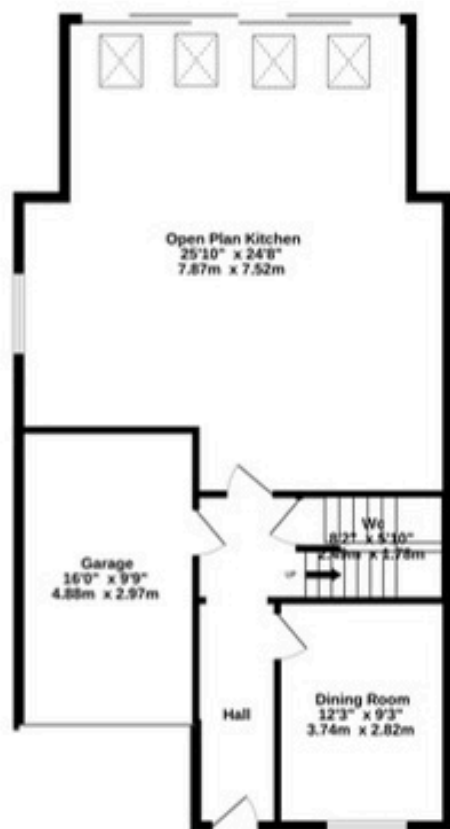
3.45m x 2.92m



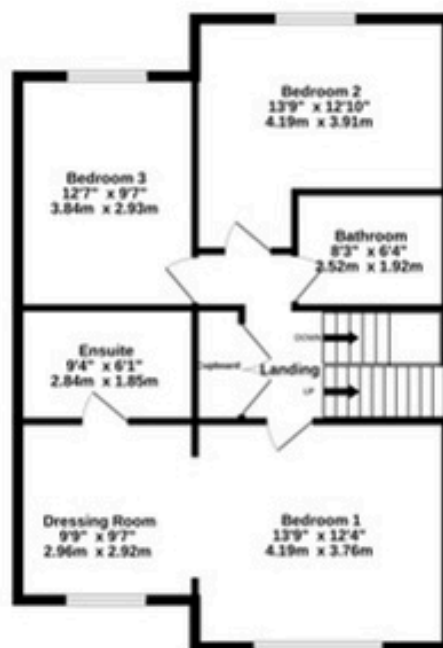


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

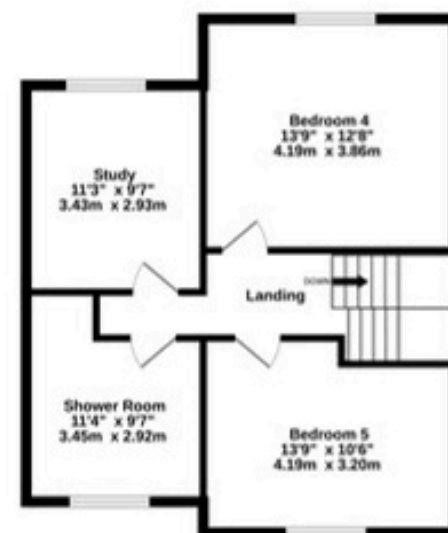
Ground Floor
925 sq.ft. (85.0 sq.m.) approx.



1st Floor
741 sq.ft. (68.8 sq.m.) approx.



2nd Floor
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 2266 sq.ft. (210.5 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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