



79 Bridge Lane, Bramhall

£975,000 Leasehold

IMMACULATE ACCOMMODATION • FIVE DOUBLE BEDROOMS, THREE BATHROOMS • PRIVATE ANNEX SPACE • NO ONWARD CHAIN • STUNNING REAR GARDEN • ELEVATED PLOT • FOUR RECEPTION ROOMS



A spacious **FIVE DOUBLE BEDROOM** detached home sat on an elevated plot with a wonderful and private rear garden. With parking for a number of vehicles and beautifully presented accommodation this is a super family home in **IMMACULATE CONDITION**, with the added bonus of a semi-private annex space, and is offered for sale with **NO ONWARD CHAIN**.

Council Tax band: G

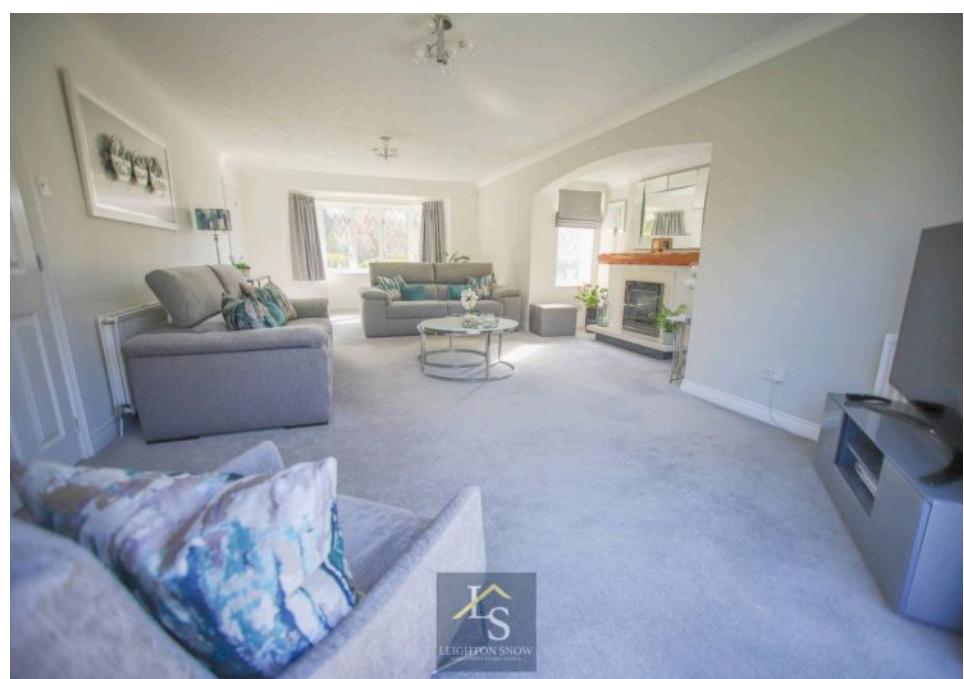
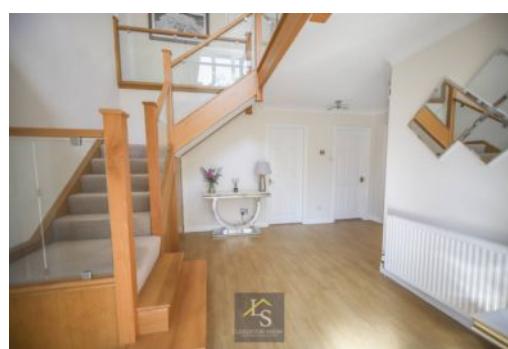
Tenure: Leasehold

EPC Energy Efficiency Rating: D

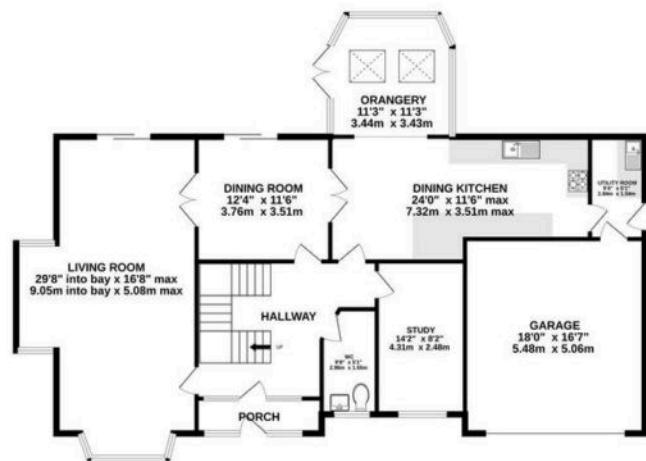
EPC Environmental Impact Rating: D



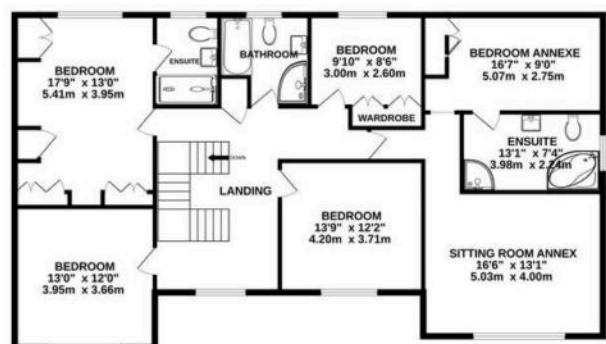
- › **IMMACULATE ACCOMODATION**
- › **FIVE DOUBLE BEDROOMS, THREE BATHROOMS**
- › **PRIVATE ANNEX SPACE**
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- › **FOUR RECEPTION ROOMS**



GROUND FLOOR
1645 sq.ft. (152.9 sq.m.) approx.



1ST FLOOR
1528 sq.ft. (142.0 sq.m.) approx.



TOTAL FLOOR AREA : 3174 sq.ft. (294.8 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 or appliances are not guaranteed. 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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inating your brochure.



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Positioned behind mature hedging, this glorious family home sits on an elevated plot with a driveway and front lawn. There is access down both sides of the home, allowing the house to sit centrally in its large plot. A generous porch provides access into the impressive entrance hall with solid wood and glass turning staircase. A large living room sits to the left of the hallway and spans the length of the property with dual-aspect windows allowing in plenty of natural light. There is a contemporary electric fireplace set within a traditional inglenook, and sliding patio doors leading to the rear garden. Through double doors there is a dining room which also offers external doors to the garden, as well as internal doors into the dining kitchen. The kitchen is a modern space with cream high-gloss cupboards and drawers set under Quartz worktops. Integrated appliances include AEG oven, fridge/freezer, microwave/oven, warming drawer and BOSCH dishwasher and hob. The kitchen opens into a glorious orangery with tiled roof and stunning views over the gardens. Off the kitchen there is further storage in the utility room that provides space and plumbing for a washing machine and tumble drier. The utility room leads into the integral garage which offers an electric roller door to the front driveway. The ground floor is completed by a further reception room that is currently utilised as a study, but would also work as an additional sitting room or play room, and a larger than average cloakroom.

To the first floor there are five double bedrooms, a sitting room and three bathrooms. Four of the five bedrooms sit off the galleried landing space and offer a range of fitted wardrobes, with the master bedroom also boasting a modern en-suite shower room. The family bathroom is another modern suite comprising a bath, corner shower, WC and wash hand basin. At the foot of the landing is a door into what could be easily used as a private annex. There is a double bedroom with integrated wardrobes that sits to the rear of the house, and a generous reception room that sits off an inner hall from the bedroom, with a particularly large en-suite bathroom in the middle. This would be a brilliant space for multi-generational living, or could be just as easily configured as a luxurious master suite, offering excellent privacy and superb space. Externally the rear garden is a glorious space, laid primarily to lawn with beautiful flower beds and mature trees providing an excellent level of privacy. A large patio runs along the rear of the house with Porcelanosa tiling providing a modern feel. There is access down the side of the house via a wooden gate, where at the front a generous driveway sits alongside a large lawn, enclosed by mature hedging that offers a pleasant screen from the road.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

