



32 Bridge Lane, Bramhall

£795,000 Freehold

SOUTH-FACING GARDEN • UNINTERRUPTED VIEWS OVER THE HAPPY VALLEY • FIVE LARGE BEDROOMS • BEAUTIFULLY PRESENTED THROUGHOUT • TWO BATHROOMS • THREE RECEPTION ROOMS • LARGE, GATED DRIVEWAY



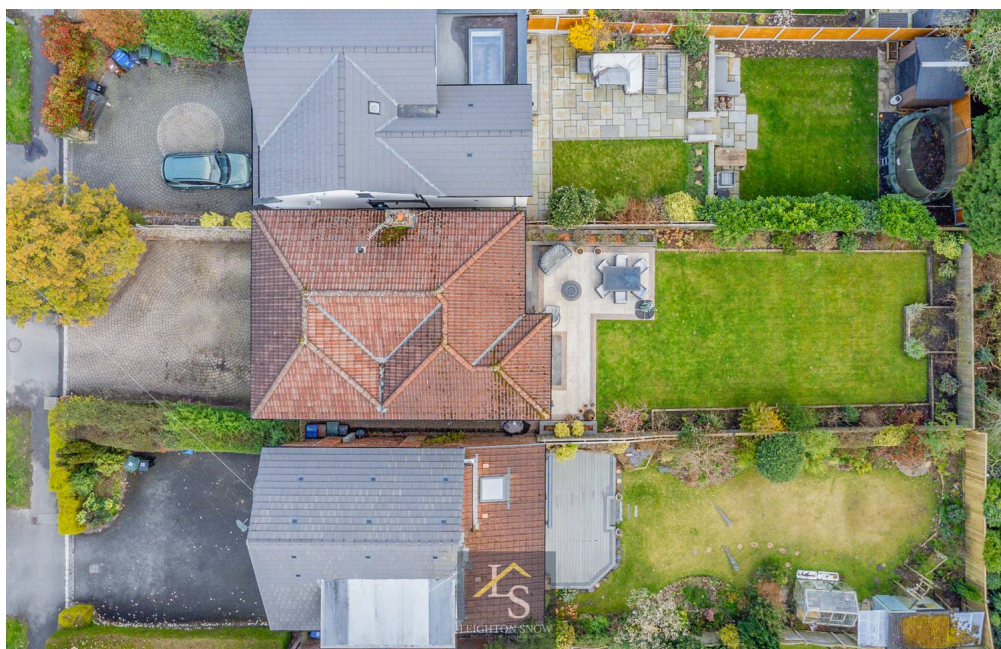
Introducing to the market this spacious five bedroom, two bathroom, three reception room 1930's detached home sitting on a generous plot with private views over The Happy Valley. Positioned behind a gated driveway, the property commands superb kerb-appeal with beautiful internal renovations including Karndean flooring and NEFF appliances.

Council Tax band: E

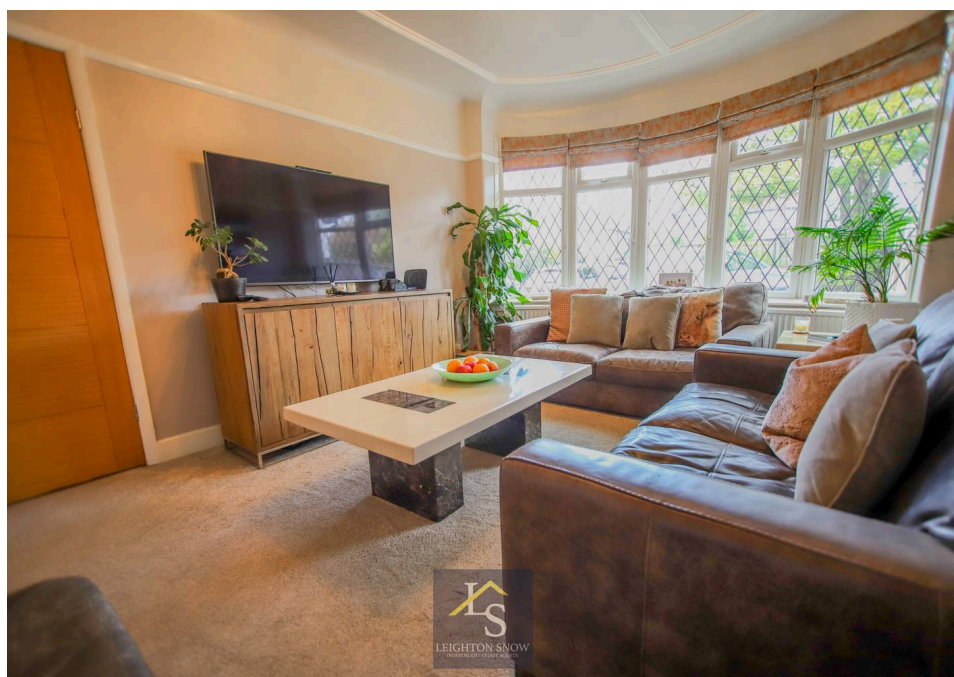
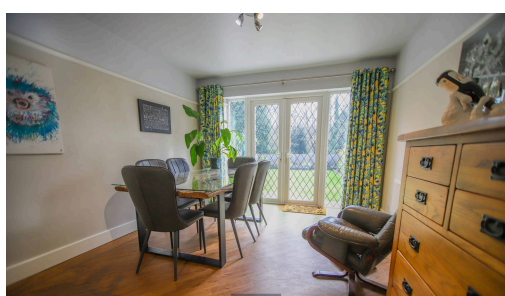
Tenure: Freehold

EPC Energy Efficiency Rating: D

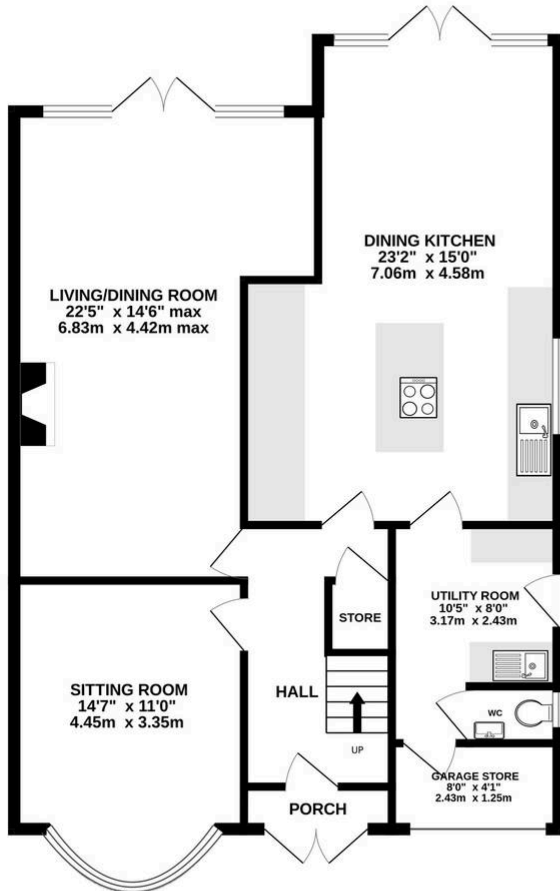
EPC Environmental Impact Rating: D



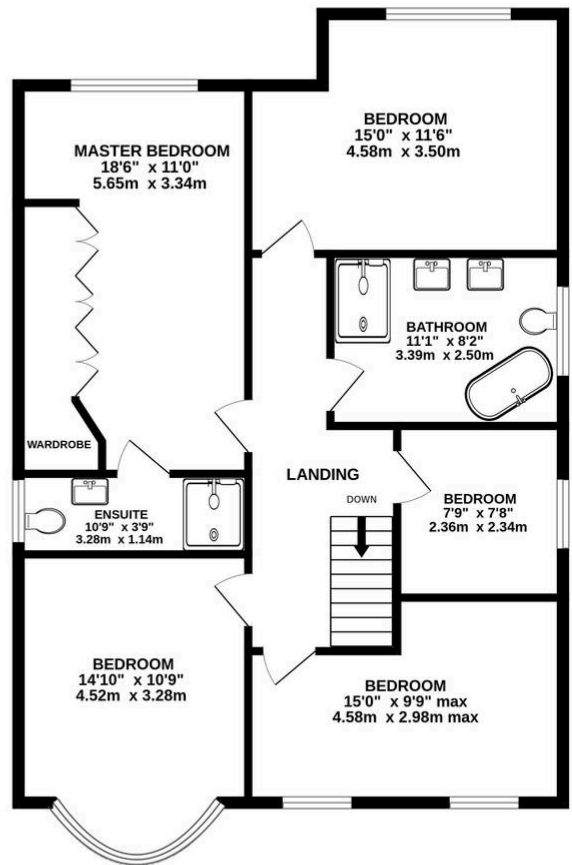
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GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 1881 sq.ft. (174.7 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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This lovely home sits close to the glorious Bramhall Park as well as adjacent to The Happy Valley with its beautiful walks and greenery. Positioned close to local amenities this brilliant home also benefits from a selection of sought-after schools and handy transport links. Inside the property is beautifully presented, with attention to detail considered in each room. The current owners of nearly 30 years have taken great care of their much loved family home, with extensions done over twenty years ago creating five well-proportioned bedrooms, two bathrooms, three reception rooms and a spacious kitchen, together with a utility room and ground floor WC, as well as a useful garage store.

The driveway at the front of the house sits behind gates and provides secure parking for a number of cars. A porch leads into the entrance hall that provides access into the three principle rooms. The sitting room is at the front with glorious bay window with traditional lead inserts and intricate ceiling detailing. The large living/dining room sits at the rear with a gas fireplace set within a stone hearth, and double doors leading out to the glorious south-facing patio. Alongside the living/dining room sits the dining kitchen, with contemporary units set under Quartz worktops. Integrated appliances include a pop-up extractor hood and induction hob set within the central island, boiling water tap, dishwasher, fridge/freezer, double oven and pop-up electrical sockets. The kitchen allows plenty of space for a dining table and chairs and provides further access out to the wonderful garden. Off the kitchen sits the utility room, WC and garage store.

To the first floor the bedrooms comprise of four large doubles and a generous single. The master bedroom boasts custom-made fitted furniture including a 'floating' king-size bed alongside a plethora of wardrobes and a vanity table. The modern en-suite sits off the master and offers stylish black fittings and modern grey tiling. The family bathroom is a particularly impressive space, larger than the typical family bathroom, this was replaced in 2023, along with the en-suite, and boasts a beautiful five piece suite with angled bath, double shower, his'n'hers sinks set above a floating vanity and WC, with censored lighting creating a relaxing ambience.

Externally the rear garden is a fabulous space, laid primarily to lawn with a large paved patio. The garden is enclosed by wooden fencing and enjoys tree-lined views of The Happy Valley, allowing for a tranquil setting. Benefitting from a southerly-facing aspect the garden enjoys the sun throughout the day.

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.





