

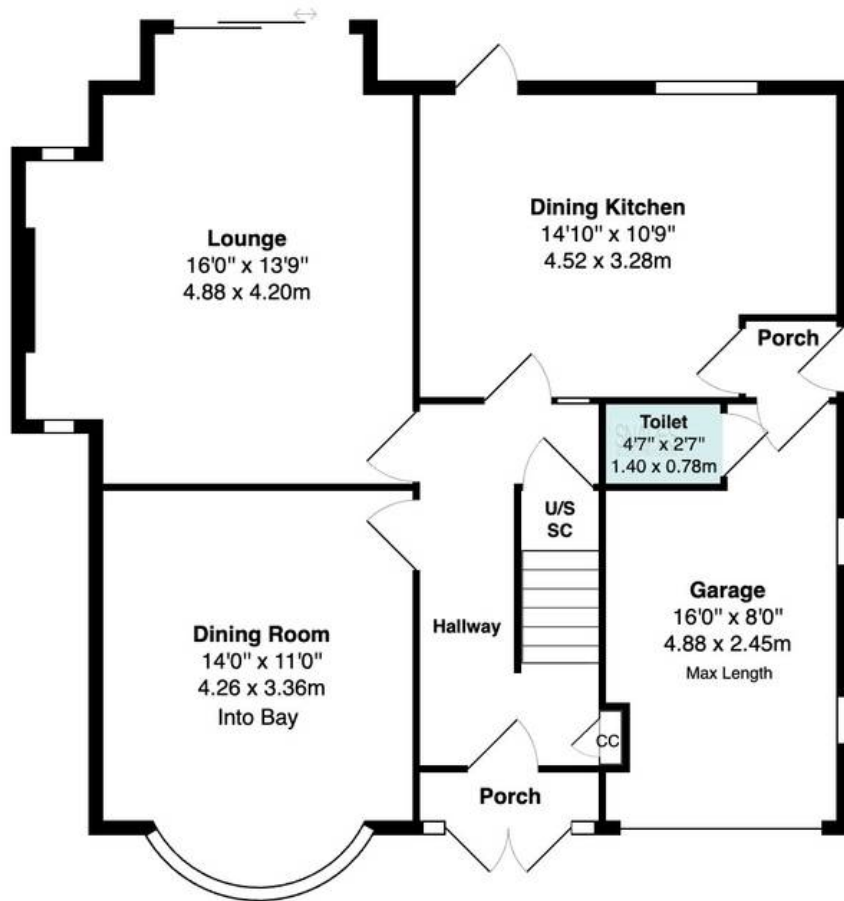


22 Colwyn Road, Bramhall – SK7 2JQ
Offers Over £699,950

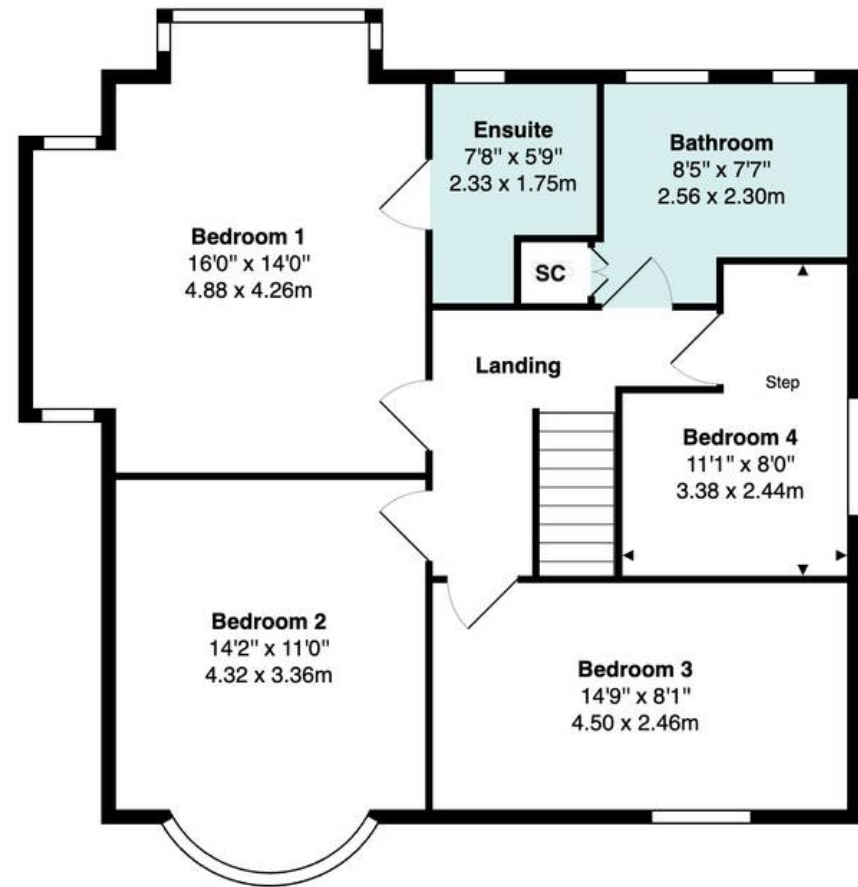
SNAPES
SALES & LETTINGS AGENTS



Ground Floor
Approximate Area: 728 ft² ... 67.6 m²



First Floor
Approximate Area: 727 ft² ... 67.5 m²



Approximate Total Area: 1454 ft² ... 135.1 m²







A stunning detached home combining contemporary design with elegant traditional features and practical spaces, ideally suited to modern family living.

Ground Floor

The home is approached through a front porch, which opens into a spacious and beautifully appointed entrance hall. From the moment you step inside, the tone is set for the beautifully presented accommodation that follows.

The hallway features attractive wall panelling and a spindle-balustrade staircase rising to the first floor. It also provides access to all the principal ground-floor rooms.

Positioned at the rear is a large and inviting lounge. This impressively proportioned living room features an inglenook and patio doors set within a bay, opening onto the rear aspect.

At the front of the property is the room we have labelled as the dining room. This versatile space could equally serve as a second sitting room or playroom, or continue to be used as a formal dining room—perfect for entertaining and family gatherings.

The kitchen is accessed through a striking contemporary door with an additional glazed side panel. It has been thoughtfully remodelled and refitted with a gorgeous kitchen suite—please see the photographs.

An extensive range of in-frame units, also known as Shaker-style units, is complemented by fitted appliances and an excellent selection of practical, well-planned storage. A further bank of matching units provides additional storage and space for a wider fridge freezer.

The kitchen also incorporates a breakfast bar, providing a convenient place for casual dining or somewhere for the children to sit while meals are being prepared.

An internal vestibule off the kitchen has a door opening onto the outside side area, together with a further door leading into the garage.

The garage has two windows to the side aspect, access to a downstairs toilet (WC) and an up-and-over door to the front. It also offers clear potential for conversion, subject to any necessary consents, which could create even more accommodation within this already generously sized detached home.

First Floor

The property continues to impress upstairs, where all four bedrooms are accessed from the galleried landing—please see the photographs.

In practical terms, the property offers four double bedrooms. However, if we were to rewrite traditional estate agency terminology, we would describe them as three king-size bedrooms and one double!

Two bedrooms benefit from bay windows: one overlooking the front aspect and the main bedroom enjoying views over the rear garden.

The main bedroom has access to its own contemporary shower room—please see the photographs—while the remaining bedrooms are served by the gorgeous, spacious and modern family bathroom.

Bedroom four overlooks the side aspect and could alternatively be used as a study. Bedroom three, as labelled on our floor plan, offers an ideal size and layout for both a sleeping area and a separate homework or gaming station.

Outside

To the front of the property, there is ample driveway parking, access along one side of the home, access to the integrated garage & UV Charging Point.

At the rear is a mature, south-westerly-facing garden, mainly laid to lawn. A patio area immediately adjoins the house, while established borders provide added privacy to the plot.

IMPORTANT INFORMATION also known as MATERIAL INFORMATION

1. **Tenure:** Freehold (LR Title Copy available on request)
2. **Material Information:** Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. **Any digitally altered, virtually staged or edited images** are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan – these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

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All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. **Any reference to area has been calculated using floor plan software** and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

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