



4 Park Avenue, Bramhall

£775,000 Freehold

THREE DOUBLE BEDROOMS, TWO BATHROOMS • EXTENSIVELY EXTENDED AND RENNOVATED IN 2019 • STUNNING VAULTED DINING KITCHEN AND LIVING ROOM • LANDSCAPED GARDEN • HIGH-SPECIFICATION THROUGHOUT • UNDERFLOOR HEATING • NEFF APPLIANCES • KARNDÉAN AND PORCELAIN FLOORING • QUIET CUL-DE-SAC CLOSE TO BRAMHALL VILLAGE

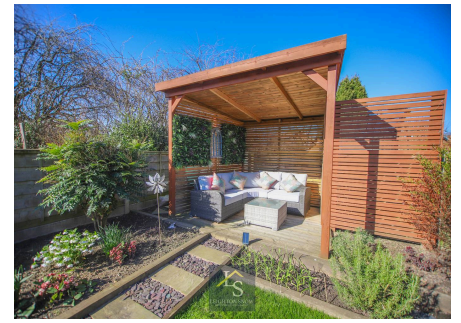


Having been re-modelled, re-imagined and practically re-built, this glorious three bedroom detached bungalow showcases beautiful design and stunning renovations from the minute you walk through the door. With no expense spared and meticulous attention to detail, this home offers all the modern comforts you could wish for nestled within a warm and homely setting. Positioned a short walk in to Bramhall village and at the head of a quiet cul-de-sac the location is as perfect as the house.

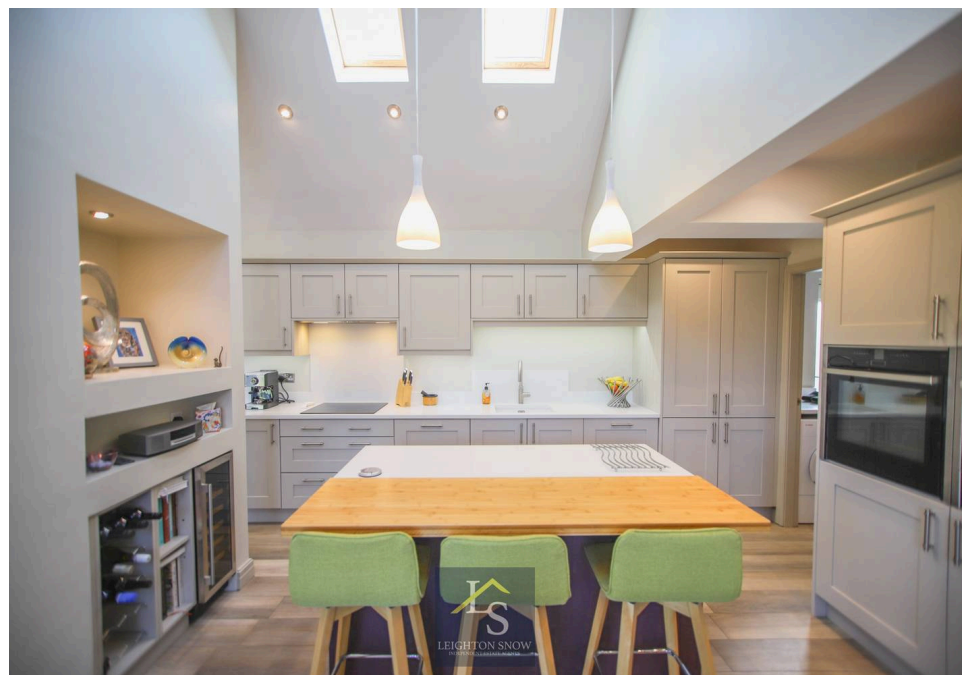
Council Tax band: E

Tenure: Freehold

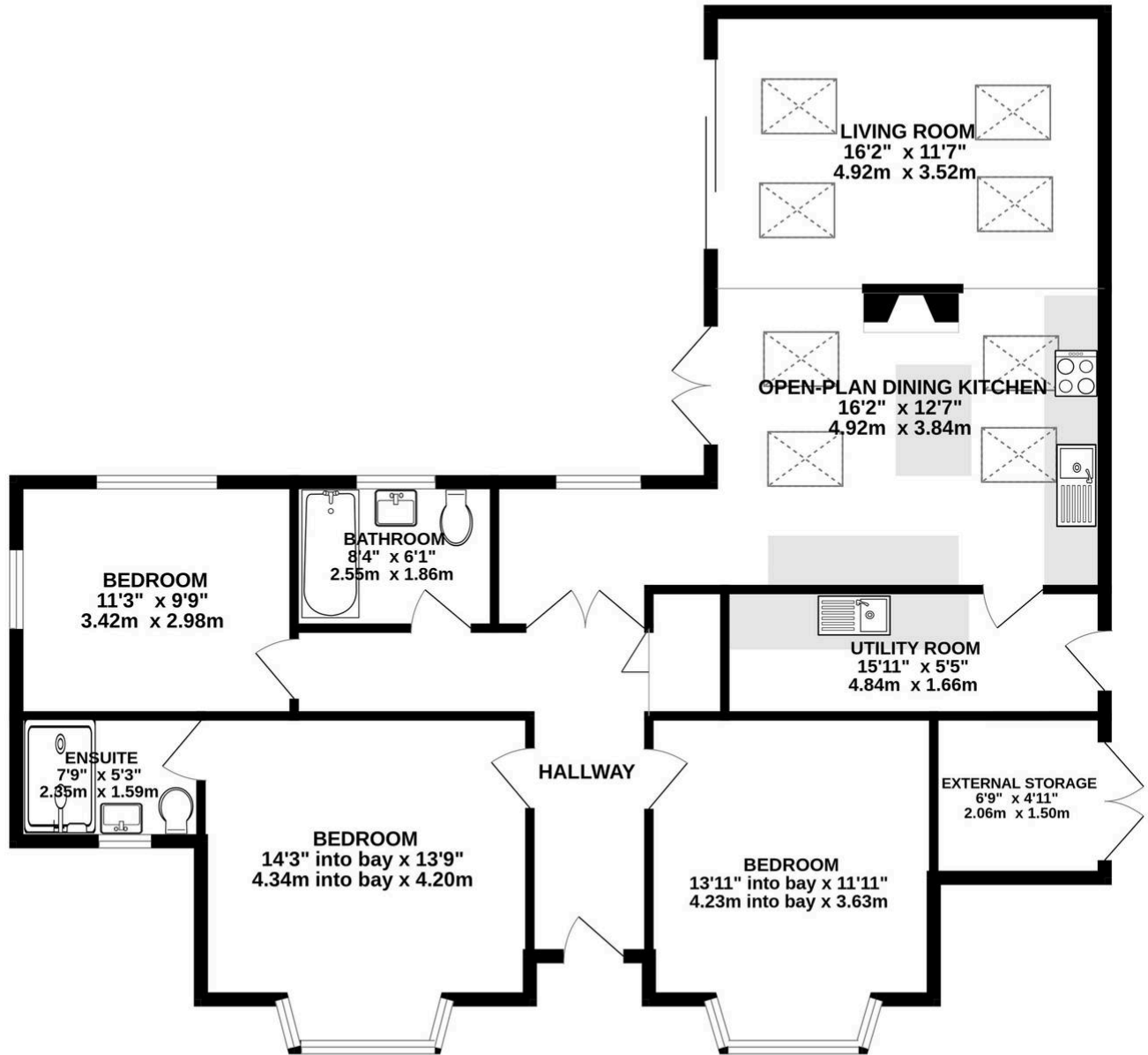
EPC Energy Efficiency Rating: C



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GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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NEFF appliances, Karndean flooring, porcelain tiles and Quartz worktops are only a handful of the high-specification finishes this wonderful home offers. The property is warmed by underfloor heating in the principle living area as well as both bathrooms. Upon entering your eye is immediately drawn through the property to a floor to ceiling picture window providing views out over the garden.

The open-plan dining kitchen and living room offers a real 'wow-factor'. Sitting under vaulted ceilings with a wall of patio doors seamlessly leading out to the composite decking in the rear garden. A central double-sided multi-fuel burner provides an imposing and impressive focal point whilst also providing a separation of the space and an additional source of warmth. The kitchen itself is a solid wood 'Shepherds' kitchen with integrated appliances including an oven and a multi-use oven/microwave, warming drawer, dishwasher, induction hob and Quooker tap. A large utility room sits off the kitchen and provides further storage and worktop space as well as space and plumbing for a washing machine and tumble drier.

Two of the bedrooms sit to either side of the entrance hall, with bay windows and fitted furniture they both provide spacious double bedrooms with the larger of the two boasting a modern en-suite shower room. The third bedroom sits at the bottom of the hallway past another contemporary bathroom, and is another double. It is currently used as an additional reception room, with dual aspect windows overlooking the garden.

The garden has been landscaped and designed to offer a beautiful and functional space. A large composite deck provides a durable and year-round area to dine and relax. The lawn is enclosed by well-considered borders with stylish paving leading down to a beautiful wooden pergola with wonderful views over the garden. There is generous space down the side of the property where a fence offers easy storage for bins whilst keeping them hidden from the front aspect. Double doors lead to a large outdoor storage room positioned at the side of the property. To the front a large block-paved driveway offers super off-road parking with a vaulted oak porch softening the crisp rendered façade of the property.

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



