

28 PARK DRIVE

Bramley



**Chanceries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Exclusive gated development of only 8 homes
- Master bedroom with en suite
- 2 further bedrooms
- Full width sitting room
- High quality kitchen and separate utility
- Private garden
- Garage
- Walking distance of Bramley village centre

Tenure: Freehold. Council Tax Band: F. EPC: B

**Approximate Gross Internal Area 1958 sq ft - 182 sq m
(Excluding Garage)**

Ground Floor Area 979 sq ft - 91 sq m

First Floor Area 979 sq ft - 91 sq m

Garage Area 213 sq ft - 20 sq m



FROM THE AGENT

"When you drive up to and through the gates you get the feeling that you have arrived somewhere special"

Andrew Blagden
Associate



EXCLUSIVE & GATED

Positioned within an exclusive gated development of only 8 Luxury town houses set in a well-regarded location with walking distance of Bramley village centre. The approach is defined by a central courtyard with allocated parking and a separate garage. The entrance hall gives a clear line through the house, with natural light pulling you towards the rear. The staircase sits centrally, and the layout splits cleanly between formal living and day-to-day space.

The sitting room spans the full width of the house. Large glazed doors open directly onto the terrace, bringing the garden into the room. The proportions allow for multiple seating areas without compromise, centred around a fireplace.



CONTEMPORARY & PRACTICAL



Set to the front, the kitchen/dining room is designed as a functional daily space. A central island provides informal seating, while the dining area sits comfortably alongside. Cabinetry runs along two walls with integrated appliances, and there is good natural light from the front-facing windows.

A separate utility room sits off the kitchen, keeping laundry and storage away from the main space.



UPPER FLOORS

The principal bedroom is notably large, with a full wall of fitted wardrobes and a modern en suite shower room. Two further bedrooms provide flexibility for family and guests, each with good natural light and very good proportions. The main bathroom is well finished with a contemporary suite, and there is an additional shower room serving the remaining bedrooms.

The property benefits from an existing/indefinite planning consent (certificate of lawful use granted under permitted development rights) to convert the existing generous loft space to deliver a further two double bedrooms with Velux roof windows (front and rear) and skylights together with ensuite shower room, providing an additional 68.5 sqm (gross) of living accommodation which can be undertaken with no further consent from 15 May 2026. Detailed architectural plans are available for inspection on request.





THE GARDEN



To the rear, the garden extends further than expected. A paved terrace sits directly off the house, leading to a long lawn enclosed by hedging and fencing. The boundary backs onto woodland, which provides a green outlook and a sense of separation.

Private access to the woodland and fishing lake to the rear of the property is afforded to residents for amenity/leisure purposes. The property includes a garage located within a nearby block, along with allocated parking in the gated courtyard.





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