

3 Field Close, Bramhall

£1,050,000 Freehold

STUNNING FOUR DOUBLE BEDROOM DETACHED • SUBSTANTIAL PLOT ON A QUIET CUL-DE-SAC • CLOSE TO BRAMHALL VILLAGE • MODERN IMMACULATE INTERIORS THROUGHOUT • DETACHED COMPOSITE GARDEN ROOM WITH ITS OWN WIFI AND ELECTRICS • FAMILY BATHROOM AND TWO EN-SUITES



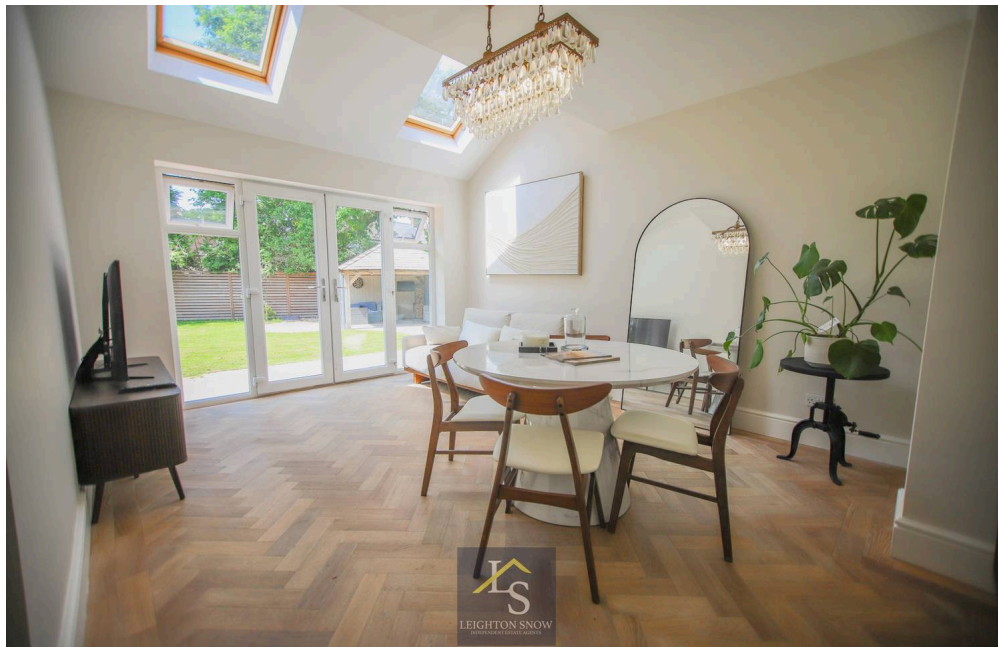
A beautiful home positioned on a wonderful plot with a generous west-facing garden. Situated on a quiet cul-de-sac a short stroll from Bramhall village, and within minutes stroll of the fabulous open-space of Woodford Recreational grounds, this is a real family-home. Immaculate throughout and offering four reception rooms, a bespoke kitchen, four double bedrooms and three baths.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



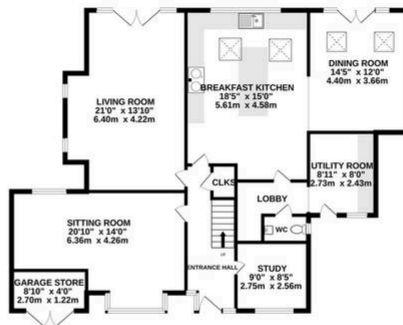
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OUTSIDE
297 sq.ft. (27.6 sq.m.) approx.



GROUND FLOOR
1333 sq.ft. (123.9 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 2616sq.ft. (243.0 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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Sit behind a driveway offering off-road parking and an EV charging point alongside a charming front lawn is this thoughtfully extended 1930's detached home. A bright and spacious entrance hallway offers a warm welcome and provides access to three of the four reception rooms and the beautiful kitchen. The kitchen opens into an additional and large reception area with both rooms set under skylights allowing in an abundance of natural light. The kitchen itself comprises of bespoke cupboards and drawers with an integrated circular shopping block, and an oak breakfast bar. From the kitchen there is a handy utility room and WC situated off an inner lobby area providing super storage. The three reception rooms off the hallway comprise a large living room at the rear boasting a characterful ingel-nook with a modern wood-burning fireplace, and patio doors leading out to the rear garden. The sitting room at the front of the house is a large and extended space currently used as a games room. The final reception is the smallest of the four and is an ideal office space with views over the front garden.

To the first floor the landing provides access to four double bedrooms and a large family bathroom. The family bathroom is a four piece suite comprising walk-in shower, bath with central taps, WC and wash hand basin. The master bedroom is positioned at the rear of the house with a fabulous Juliette balcony overlooking the rear gardens. A modern en-suite shower room sits off the master bedroom and there are fitted wardrobes providing superb storage options. Bedroom two offers a further en-suite shower room, whilst bedroom four offers more storage by way of fitted wardrobes.

Externally the rear garden is generous in size and boasts a substantial lawn surrounded by a paved patio. There is a composite garden room with bi-folding doors and boasting it's own Wifi and electrics. This is a brilliant space positioned in the top corner of the garden, currently used as a home gym and would equally suit an office space or teenagers den. In the opposite corner of the garden there is a pizza oven sitting alongside a timber-framed structure offering a substantial covered seating area with heating and electrics providing a cosy den to enjoy the garden in all weather. The garden is enclosed by wooden fencing and mature hedging, with access down both sides 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.

