29 Bridge Lane, Bramhall

Offers Over £650,000 Freehold

SUMMER HOUSE WITH HEATING AND ELECTRIC • FABULOUS OPEN-PLAN KITCHEN • THREE RECEPTION ROOMS • FOUR DOUBLE BEDROOMS, TWO BATHROOMS • CLOSE TO BRAMHALL PARK AND THE HAPPY VALLEY • GENEROUS OFF-ROAD PARKING • NEW ROOF - 2022

LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

A fantastic four double bedroom semi-detached home sitting close to excellent amenities such as shops, schools and the glorious Bramhall Park and Happy Valley. With a truly stunning open-plan dining kitchen and sitting room as well as two additional reception rooms AND a summer house, this home offers all the versatile space a growing family needs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

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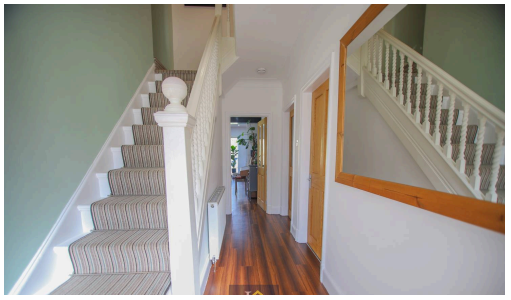
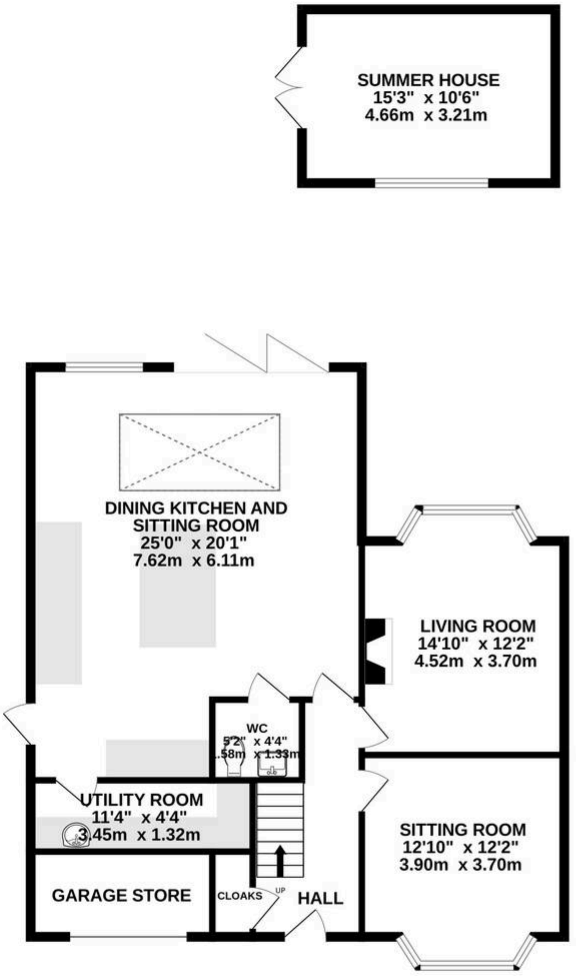
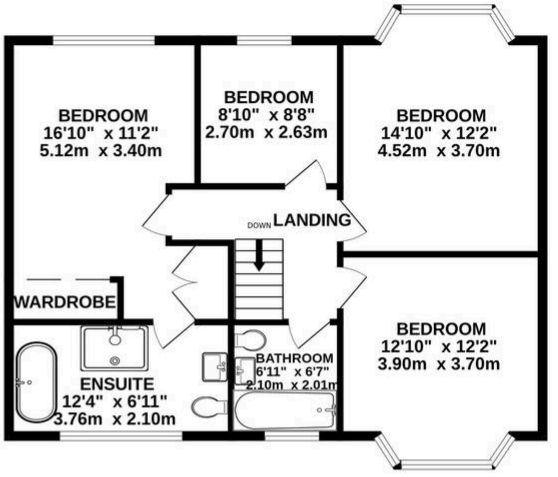


GROUND FLOOR
1165 sq.ft. (108.2 sq.m.) approx.

1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.





TOTAL FLOOR AREA : 1964 sq.ft. (182.5 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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The property is sat back from the road behind a large driveway with mature hedging providing a good level of privacy. The entrance hall immediately draws your eye through the house and into the beautiful open-plan kitchen positioned at the rear. This was extended in 2022 by the current owners, and is a fabulous family space with a large kitchen island forming the social space for everyone to gather. The kitchen sits under crisp Quartz worktops whilst a brick-slip wall offers a rustic warmth to the space and Amtico flooring and underfloor heating provide a durable yet luxurious finish. A large lantern ceiling allows in an abundance of natural light together with the bi-folding doors that provide access out to the raised decking overlooking the garden. Off the kitchen sits a handy utility room and WC as well as external access down the side of the property where there is plenty of space to neatly store the bins out of sight. The ground floor is completed by two reception rooms, both offering bay windows, with the sitting room at the rear also featuring a wood-burning stove providing a cosy winter retreat as well as a beautiful focal point to the room.

To the first floor the four bedrooms are well-proportioned, all offering space for double beds. The master suite sits to the left commanding the full length of the house. The bedroom area is positioned at the rear and provides two fitted wardrobes, with the luxurious en-suite at the front boasting porcelain tiles and a sumptuous bath and open shower warmed by underfloor heating. The three other bedrooms sit to the right of the landing with two offering bay windows, and one providing access into the loft space via a drop-down ladder. The loft is a great space that has been carpeted, with the walls and ceiling all boarded. The family bathroom is another generous space with WC, wash hand basin and bath with shower over.

Externally the rear garden is mainly laid to lawn with mature borders and a raised vegetable patch. A raised patio sits at the foot of the garden laid to paved stone providing a superb place to sit and relax. A timber-built summer house sits off the patio, with UPVC cladding and generous insulation allowing a versatile space to be used year-round. With its own electrics and heating, it is currently utilised as a gym and has also been used as a home office and additional reception room. Another feature of the garden is a built-in pizza oven.

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

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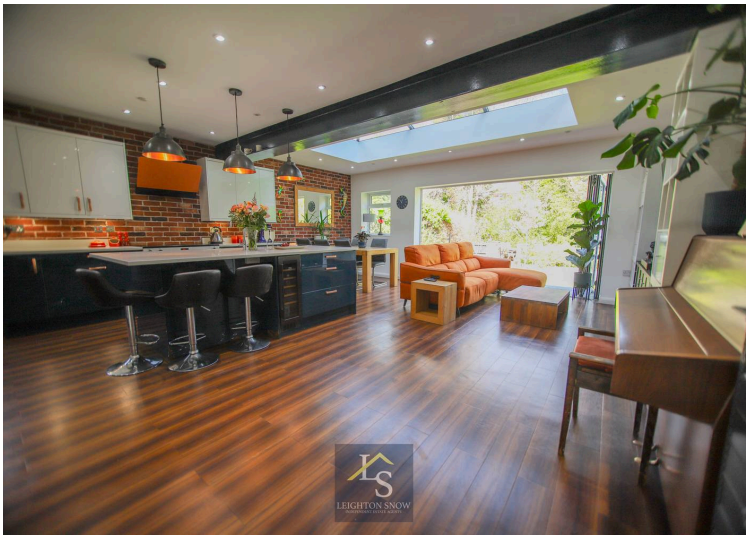
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