



**GASCOIGNE
HALMAN**

Milverton Drive, Bramhall
£1,400,000

THE AREA'S LEADING ESTATE AGENCY



This magnificent true detached bungalow is nestled in a quiet cul-de-sac and occupies a privileged setting on one of Bramhall's finest roads close to Bramhall village as well as excellent Schools and transport links. The property has been completely refurbished offering a statement design with a high attention to detail throughout. The property is equipped with full underfloor heating, including the garden room, promoting superb comfort whilst the stylish accommodation also provides an intelligent lighting system which is easily connected to one's mobile, creating excellent practicality and functionality. It is rare for bungalows on this scale to come to the market, especially with turnkey & hassle free solutions. With accommodation in excess of 2700 sq/ft there is lots to explore and we would be delighted to offer a private viewing of this wonderful residence

Property details

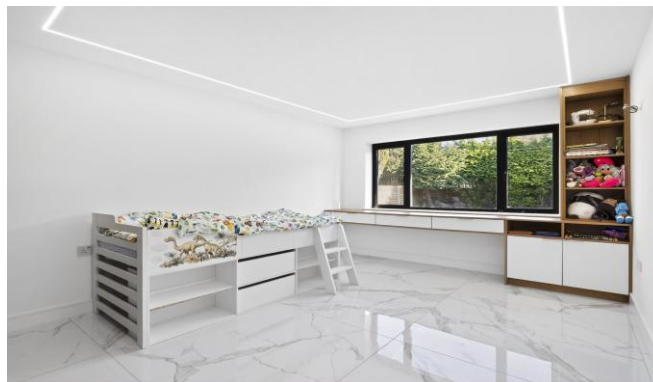
- Occupying A Highly Desirable Cul-de-sac Setting Just Off Moss Lane
- Completely Refurbished To A Meticulous Standard With No Expense Spared
- Four Double Bedroom Detached Bungalow With Accommodation In Excess of 2700 sq/ft
- Spacious Plot Approaching 0.25 Acres Or Thereabouts, Complete With Two Driveways Providing Ample Parking
- Private Rear Garden Complete With Garden Room Which Can Be Customized To An Individual Specification
- Easy Access To Bramhall Village & Excellent Schools & Transport Links
- New Worcester Central Heating System with Large Storage Tank & New Electrics Throughout

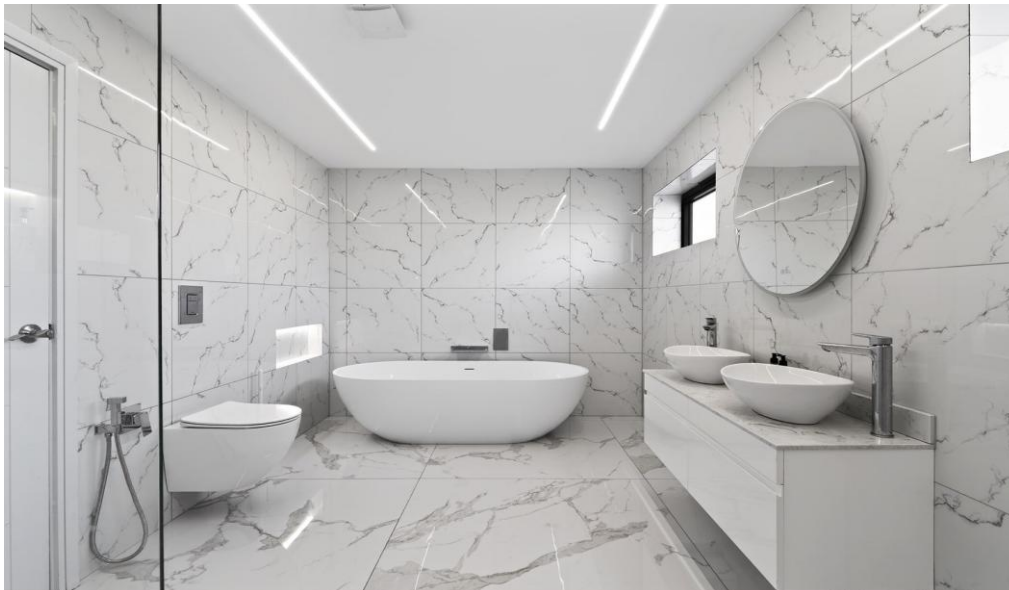


About this property

This L-shaped detached bungalow promotes versatile living accommodation, optimizing space and natural light at every turn. Upon entry the high specification finish becomes apparent in the form of the several aluminium crittall style sliding doors offering elegant diffused paneled glazing. The large marble floor tiles are the pinnacle of modern design with underfloor heating offering a touch of comfort. On the left wing the property displays four double bedrooms, the majority of which overlook the immaculate rear garden. The master bedroom includes bi-folding doors and this design enhances the seamless indoor-outdoor flow. Every bedroom is equipped with custom built wardrobes with clever storage systems incorporated into the space. The fitted wardrobes are illuminated via concealed LED lighting which also operates on a motion sensor for convenience. There is a large family bathroom with includes a four piece suite complete with "his and her" vanity units, walk in shower with glass shower screen and there is even a freestanding bath with elegant fittings which will allow anyone to relax and indulge in style. To the right wing of this L-shaped property you can entertain and relax in the vast open plan kitchen family room. There is a media wall surrounded by ample Italian style seating as well as a dining area which provides the perfect spot for any family occasion. The kitchen with its granite worktops provides ample storage and includes Miele dishwasher, double Neff oven with fitted microwave and warming drawer, five ring gas hob, full length separate fridge and freezer with additional fridge freezer to cater for everyone's needs. The utility area/prep kitchen is neatly tucked away and promotes ample space for day to day appliances but also includes another Neff oven and 4 ring gas hob. There are sliding doors providing easy access to the garden for additional convenience. A WC sits off the utility area too. A large garage displays dual access via two remote controlled electric roller shutter doors and this space not only provides excellent storage but buyers can easily customize this space to suit their own individual requirements and there are several virtually staged images which demonstrate what can be achieved. Externally to the front there is a sweeping driveway leading to one of the garage doors but there is also a further double driveway providing ample parking which in turn leads to the secondary garage door. To the rear there is a perfect easy to maintain garden offering an excellent degree of privacy. The garden room includes a hot tub complete with underfloor heating which ensures this space can be used all year round. There is space to incorporate a kitchen and bar and this will create the perfect area to entertain friends and family. The virtually stages images will offer a sense of what can be achieved with some creativity. This home delivers everything a buyer could want, style, comfort, practicality and space with a modern layout to suit every lifestyle.











DIRECTIONS

SK7 1EY

COUNCIL TAX BAND

G

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Underfloor Heating

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

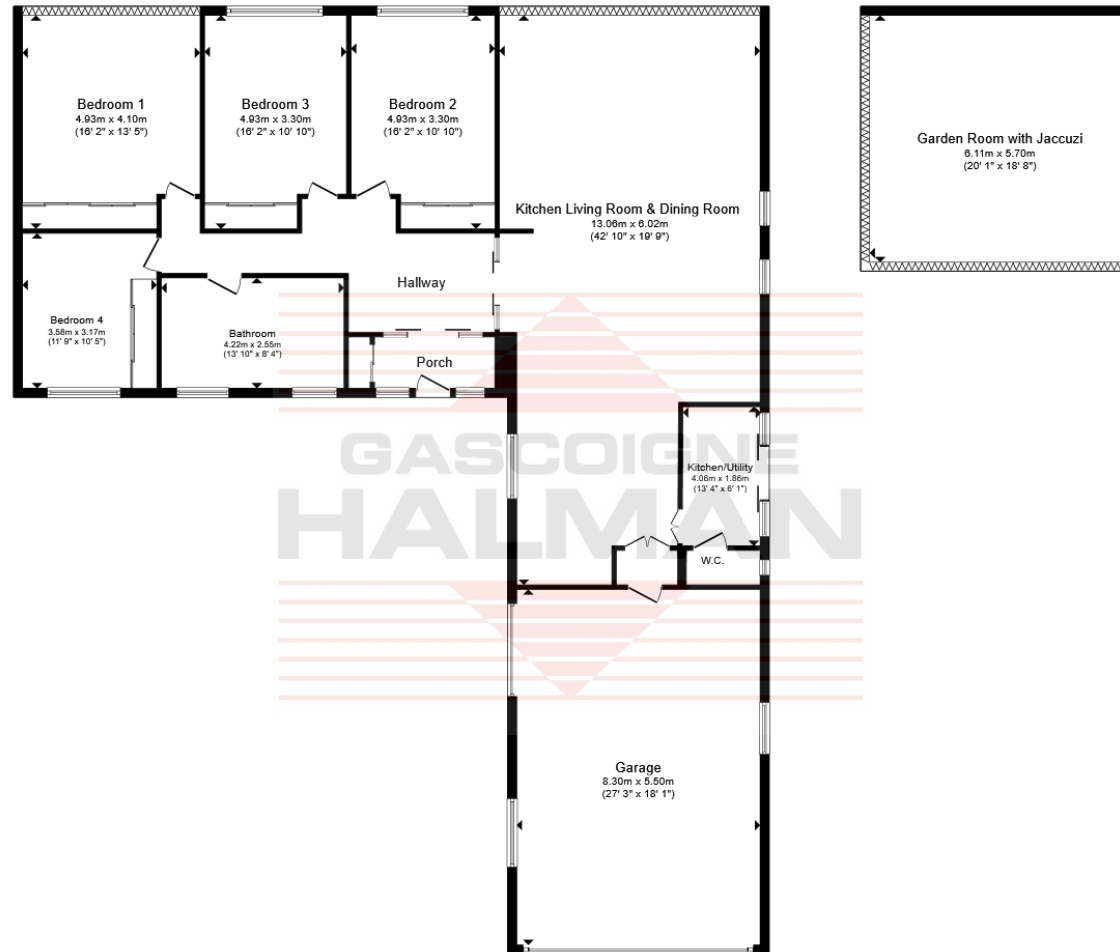
THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



Total floor area 253.1 sq.m. (2,724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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