

Robins Close

Bramhall, SK7

SHRIGLEY ROSE & CO
Bespoke Estate Agents







Robins Close, Bramhall, SK7

Welcome to Robins Close, where this stunning home offers the perfect opportunity for anyone seeking modern living just a short stroll from the vibrant heart of Bramhall Village. Stylishly presented and thoughtfully designed, it's an ideal choice for those who value both comfort and convenience.

Upon entering, you're welcomed by a bright, stylish hallway that immediately sets the tone for the rest of the home. Beautifully finished and thoughtfully designed, this inviting space offers access to a convenient and contemporary downstairs WC-perfect for everyday family living and visiting guests alike. Heading into the playroom, you'll find a versatile and spacious area, perfect for children to enjoy, or ideal as a second lounge or home office. This charming room features a bright window to the front, flooding the space with natural light. Double doors open seamlessly into the beautiful living room, which features elegant bi-fold doors that extend the space outdoors, opening up to the rear patio area and creating a wonderful flow for relaxation and entertaining. Now into the living kitchen, this exceptional space features a high-end kitchen with integrated appliances and a stylish island, perfect for both cooking and socialising. The open-plan layout includes a dining area and an additional living space, creating a versatile environment for family life, this space also benefits from wet underfloor heating making it cosy. Sliding double-aspect doors open seamlessly to the rear, offering a fantastic flow for indoor-outdoor living. A double lantern roof floods the room with natural light, ensuring it feels bright, airy, and welcoming throughout the day.Off the kitchen is a convenient utility room, thoughtfully designed with a door providing easy access to the side of the home. This space also offers direct entry to the integral garage, adding to the practicality and functionality of the layout.

Now let's head upstairs. From the spacious landing, there is access to a boarded loft space with power and easily accessible loft hatch with stairs. Now we make our way to the main bedroom-a generously sized room featuring a dedicated dressing area with fitted wardrobes. French doors open onto a beautiful Juliet balcony, offering a lovely view over the rear garden and filling the room with natural light. This serene space also benefits from a sleek en suite shower room which includes electric underfloor heating, adding a touch of luxury and convenience. The additional bedrooms continue the theme of space and light. Bedrooms two and three are generously sized double rooms, both bright and airy, providing comfortable spaces for family or guests. The fourth bedroom is a well-proportioned single, also filled with natural light-ideal as a child's room, home office, or nursery. Off the landing, you'll also find the main family bathroom, beautifully finished with a modern four-piece suite and the added comfort of electric underfloor heating.





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The outside of this home continues to impress. At the front, a spacious driveway provides plenty of parking and access to the integral garage. To the rear, you'll discover a generously sized garden surrounded by mature greenery, offering both privacy and a sense of tranquillity. A beautifully designed patio area creates the perfect spot for relaxing or entertaining, while the south-west facing orientation ensures you can enjoy the sun at all times of the day.

This home enjoys a fantastic location, just a short walk from the vibrant heart of Bramhall Village and the picturesque surroundings of Bramhall Park. With a range of local shops, cafés, and amenities close by, everything you need is right on your doorstep. The area is also well served by highly regarded schools, making it an ideal setting for family life.

The Current Owners Love:

- We love the gorgeous leafy view from the master bedroom while enjoying a cup of coffee in bed - even better with the doors open and the sound of birdsong in the Summer.
- We love the south west facing garden, especially how private it feels yet how close we are to both the village and the park - we really value being just a short walk from both.
- We love the spacious kitchen-diner which has been our hub for family time and has been just perfect for hosting.

We Have Noticed:

- This home is completely turn-key, finished to an exceptional standard throughout and ready for you to move straight in and start enjoying from day one.
- The garden of this home is a true retreat—south-west facing to make the most of the sunshine, low maintenance for ease of living, yet beautifully surrounded by mature greenery that creates a peaceful and private atmosphere. It's the perfect spot to unwind, entertain, or simply enjoy the outdoors.
- This home is perfectly positioned in an excellent location, just a short walk from both Bramhall Village and the picturesque Bramhall Park. It offers the ideal balance of convenience and green space, with everything you need close by.









Key Features:

- ANY PART EXCHANGE WELCOME
- Tucked away on a peaceful cul-de-sac in the heart of Bramhall, this charming setting offers a wonderful sense of tranquillity while being just moments from all the local amenities
- This home enjoys a stunning south-west facing garden, beautifully positioned to capture the sun—perfect for relaxing or entertaining outdoors
- Beautifully refurbished, thoughtfully extended, and stylishly presented throughout, this home offers a seamless blend of modern comfort and elegant design
- A spacious and well-appointed four-bedroom, two-bathroom detached family home, offering comfort, versatility, and plenty of room to grow
- Ideally located within walking distance of Bramhall Village, the picturesque Bramhall Park, and a selection of highly regarded schools—perfect for family life and everyday convenience

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 2100

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 2.13m × 5.18m-

WC - 0.74m × 1.65m

Play Room - 3.61m × 3.96m

Living Room - 3.61m × 6.71m

Living Kitchen - 4.70m × 11.58m

Utility Room - 1.96m × 2.57m

Garage - 2.57m × 5.18m

FIRST FLOOR

Landing - 2.13m × 6.40m

Bedroom One - 3.61m × 6.71m

En-suite - 1.35m × 2.24m

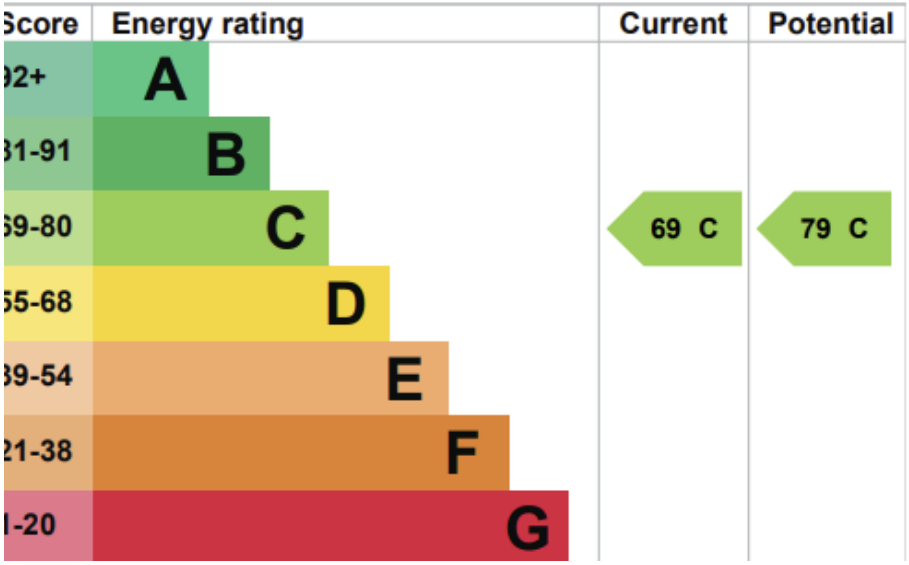
Bedroom Two - 3.96m × 3.61m

Bedroom Three - 4.70m × 2.57m

Bedroom Four - 2.57m × 2.13m

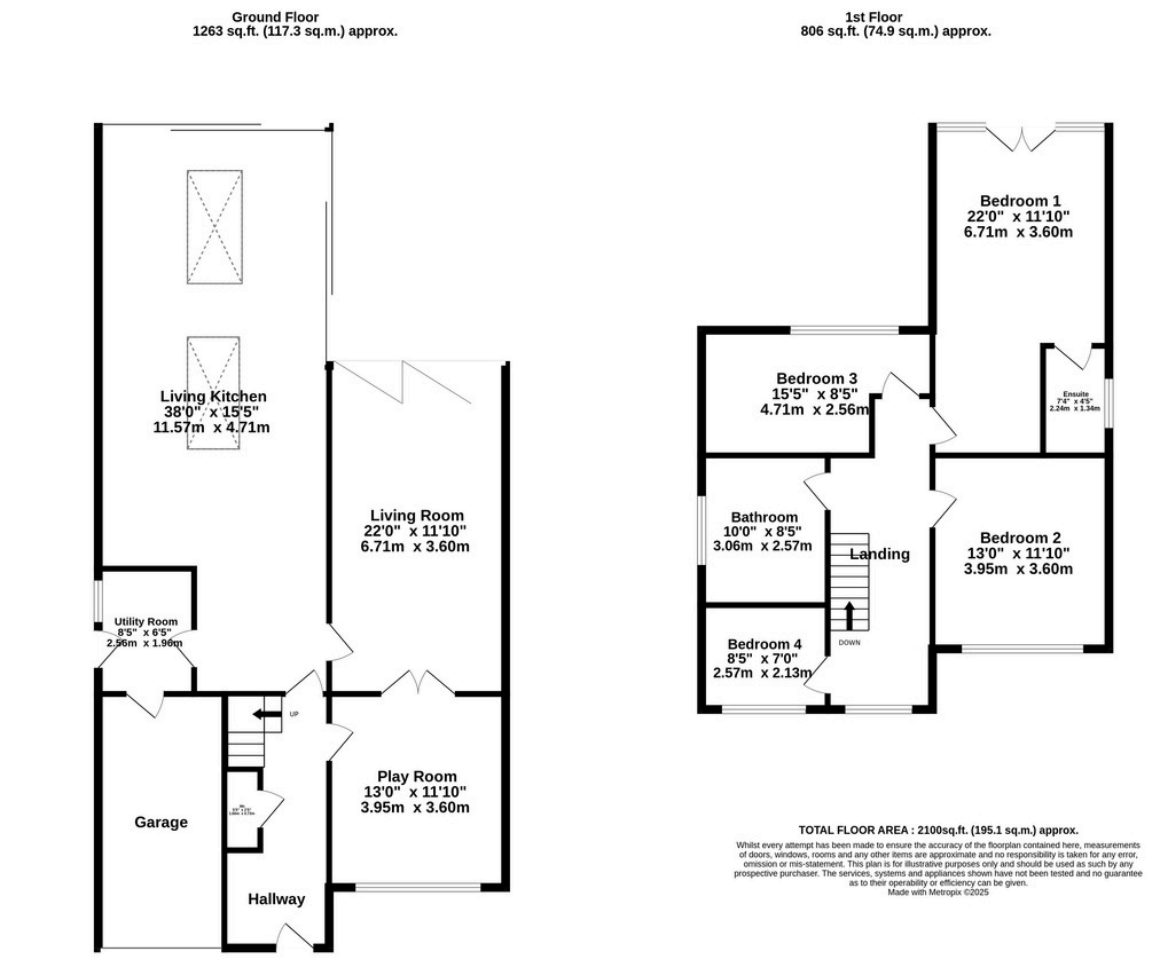
Bathroom - 2.57m × 3.05m







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