



2 Derwent Drive, Bramhall

OFFERS OVER £800,000 Freehold

Stunning four-bedroom detached family home of approx. 1,920 sq ft • Quiet cul-de-sac, a short stroll to Bramhall village and Moss Hey Primary School • Open-plan dining kitchen with quartz worktops and feature island • Custom-built garden office with heating and full-fibre broadband • Three bathrooms • Gardens to two sides



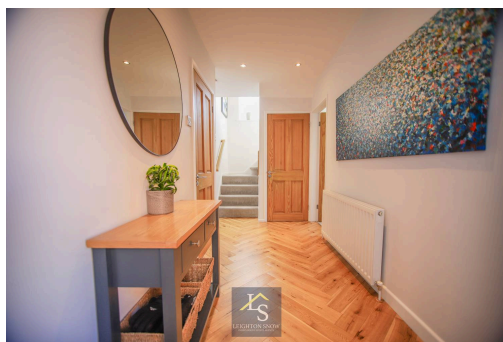
Thoughtfully extended and finished to an exceptional standard throughout, this four-bedroom detached home sits on a quiet cul-de-sac just a short stroll from Bramhall village, and within the catchment for both Moss Hey Primary and Bramhall High School. At its heart is a superb open-plan dining kitchen, flooded with light from three large Velux roof windows, with quartz worktops and a feature island made for family life and entertaining. A custom-built garden office, a light-filled orangery-style sitting room with feature roof lantern, and gardens to two sides that catch the sun from morning through to evening complete a genuinely turn-key family home.

Council Tax band: E

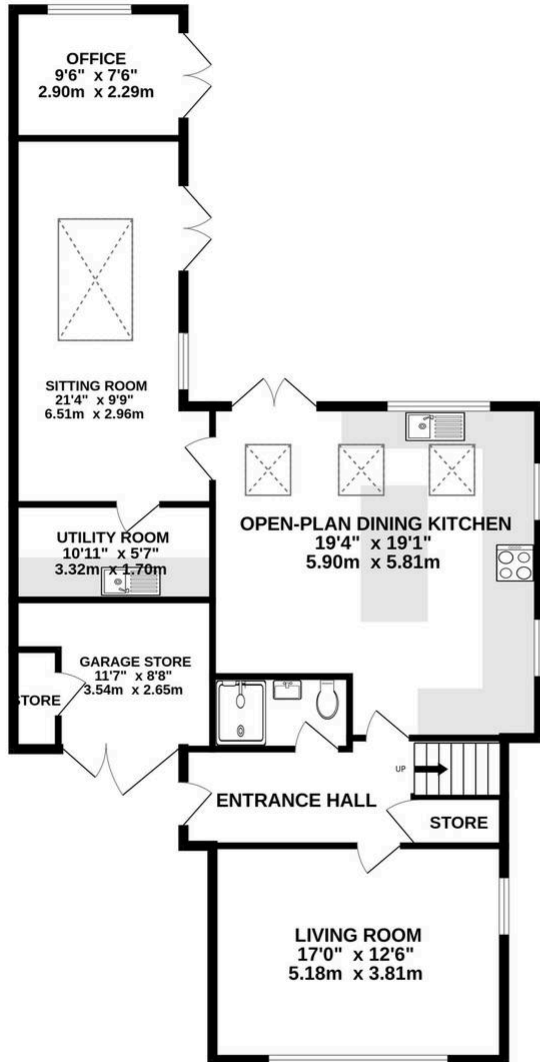
Tenure: Freehold



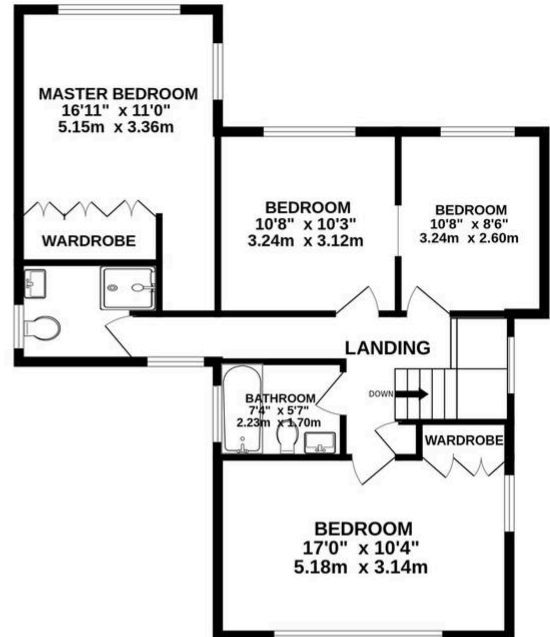
- Stunning four-bedroom detached
- Quiet cul-de-sac, a short stroll to Bramhall village and Moss Hey Primary School
- Stunning open-plan dining kitchen
- Custom-built garden office
- Three bathrooms
- Gardens to two sides catching the sun from morning through to evening
- Illuminated resin driveway with undercover EV charger



GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 1920 sq.ft. (178.3 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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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.

Derwent Drive is a quiet cul-de-sac off Ogden Road, a short stroll into Bramhall village and to Moss Hey Primary School, and within the catchment for Bramhall High School, where a brand new school building is due for completion in 2028. The house has been owned by only two families since it was built. The current owners have lived here for 11 years and in that time have meticulously updated and extended the property to a high modern standard, creating approximately 1,920 sq ft of beautifully finished family space.

The ground floor centres on a superb 19ft open-plan dining kitchen. Three large Velux roof windows and French doors to the garden fill the room with light and air. Quartz worktops, a central island with seating and solid oak flooring create a real wow-factor, while integrated appliances include an induction hob, full fridge, freezer, dishwasher and double oven. The kitchen flows into a 21ft orangery-style sitting room with a striking feature roof lantern and French doors to the garden, while a separate 17ft living room at the front of the house provides a relaxed second living space. A newly installed shower room with underfloor heating, a utility room with quartz worktops, and a garage complete the ground floor. Engineered oak herringbone parquet flooring runs through the hallway, which also has a handy under-stairs storage cupboard.

Upstairs are four bedrooms and two bathrooms. The principal bedroom and the second double bedroom both have fitted wardrobes. Bedrooms three and four currently have an opening between them, creating a large double room with dressing area; this could easily be reinstated as two separate bedrooms at low cost. The family bathroom was fitted in the last couple of years. Digital Mira showers and bespoke plantation shutters feature throughout the house.

A custom-built garden office provides an exceptional space away from the main house, ideal for home working or as a home gym. It has gas central heating, full-fibre broadband and engineered oak herringbone parquet flooring. The gardens wrap around two sides of the property, facing south-east and south, so they catch the sun from morning through to evening. They are mainly laid to lawn, with mature trees and hedging providing a superb level of privacy. An Indian stone patio provides a further space to sit out and enjoy the garden. An elevated deck offers a charming spot to sit and houses a wooden shed, and a barked area tucked behind the office keeps children's play equipment out of view. To the side of the property, a large decking area provides space to sit and dine, with outdoor power points for added convenience.

At the front, an illuminated resin driveway sits alongside a large lawn and established planting. An undercover, tethered EV charger will comfortably reach two electric vehicles. The garage offers lighting, power and built-in racking, ideal for outdoor storage.





