



## 24 Regent Close, Bramhall

£900,000 Freehold

FOUR DOUBLE BEDROOMS, TWO BATHROOMS • SOUTH-FACING GARDEN • NO ONWARD CHAIN • QUIET CUL-DE-SAC  
A SHORT WALK INTO BRAMHALL VILLAGE • CONTEMPORARY OPEN-PLAN DINING KITCHEN • DOUBLE GARAGE AND EV  
CHARGING POINT • WELL-PRESENTED THROUGHOUT





A superb four double bedroom detached home sitting on a quiet cul-de-sac only a short walk into Bramhall's charming village centre. Positioned overlooking the open green fields of 'Woodford Rec' this large family home boasts versatile and spacious accommodation with beautiful south-facing gardens.

Council Tax band: G

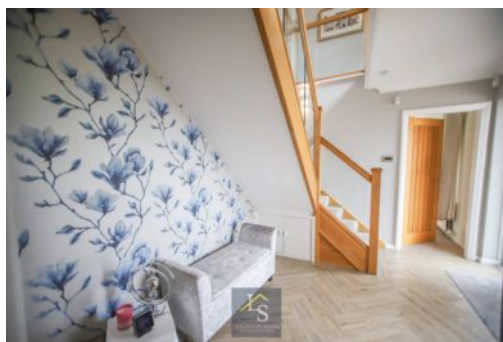
Tenure: Freehold

EPC Energy Efficiency Rating: C

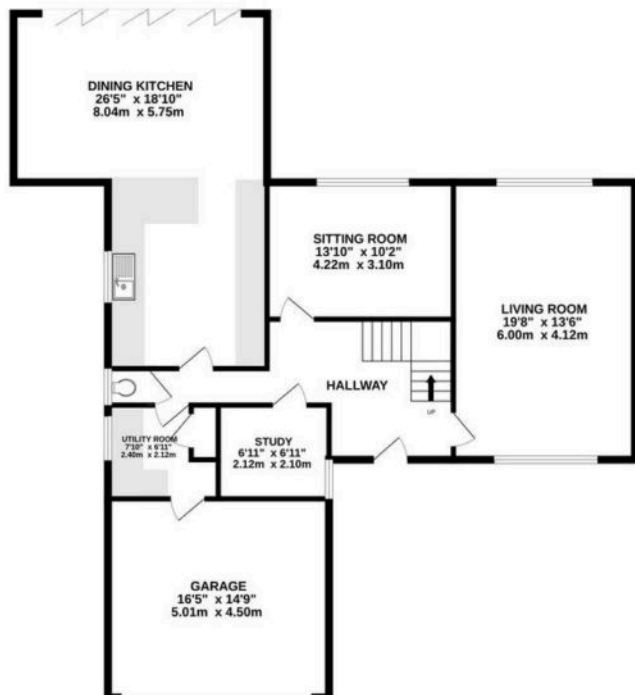
EPC Environmental Impact Rating:



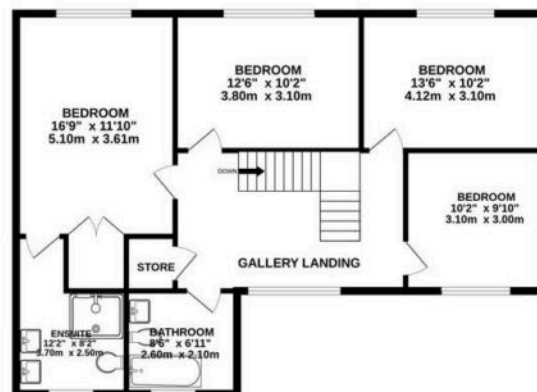
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GROUND FLOOR  
1335 sq.ft. (124.0 sq.m.) approx.



1ST FLOOR  
934 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 2268 sq.ft. (210.7 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 large driveway the property is finished with a warm cream render alongside contemporary anthracite windows. The driveway offers extensive off-road parking together with an EV charging point and electric door leading into the integral garage. Access can be found down both sides to the charming garden at the rear. It's adjacent position to open fields allows for a superb degree of privacy. A large composite deck sits off bi-folding doors and extends on to an Indian-paved patio. A grass lawn is enclosed by wooden fencing and well-stocked borders.

Internally this family home offers a versatile layout centred around an impressive entrance hallway with solid oak and glass turning staircase leading up to the first floor. There are three reception rooms comprising a dual-aspect living room, sitting room and a study, as well as a modern dining kitchen. The kitchen, having only been installed in 2022, is contemporary in style whilst durable in its usage and layout. Karndean flooring runs through the space to bi-folding doors leading out to the garden. The ground floor is completed by a utility room, WC and access into the garage. To the first floor the four double bedrooms all sit off the galleried landing. Three of the four provide lovely views to the rear over the fields, with the master also offering a generous and contemporary en-suite shower room. The family bathroom is a three piece suite with WC, wash hand basin and bath with shower over.

*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.*





