



## 1 Carlton Avenue, Bramhall

£850,000 Freehold

FOUR DOUBLE BEDROOMS, TWO BATHROOMS • LARGE PLOT WITH BEAUTIFUL PRIVATE GARDEN • EXTENSIVELY RENOVATED AND EXTENDED IN 2013/2014 • SLEEK AND MODERN DESIGN • OPEN-PLAN LIVING/SITTING/KITCHEN AREA • TWO RECEPTION ROOMS • QUIET CUL-DE-SAC LOCATION • SHORT WALK INTO BRAMHALL VILLAGE



Welcoming to the market this unique and fully transformed 1960's detached home. Sitting on a quiet cul-de-sac only a short walk into Bramhall village, this wonderful home has been reimagined by its current owner to create a sleek and modern home with a rendered and western red cedar-cladding façade. Boasting spacious and beautifully presented accommodation on a large plot, this is a fabulous family home offering turn-key living.

Council Tax band: E

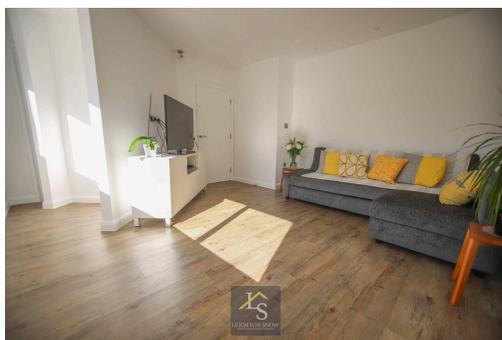
Tenure: Freehold

EPC Energy Efficiency Rating: D

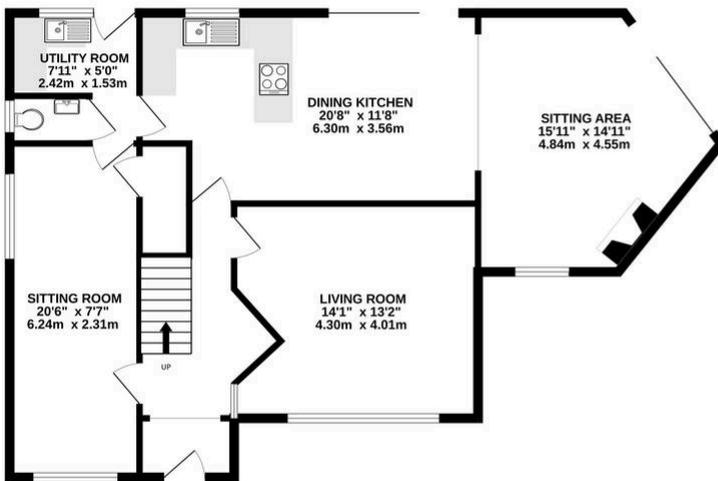
EPC Environmental Impact Rating: E



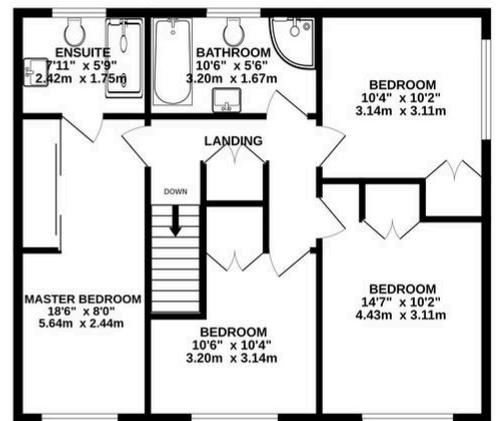
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GROUND FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1653 sq.ft. (153.6 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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Ideal for families wanting an easy walk into Bramhall village and close to sought-after schools, this four double bedroom detached home sits on a generous plot on a quiet cul-de-sac off the lovely tree-lined Glendene Avenue. The house sits behind a generous driveway and offers a warm welcome where the entrance hall provides the first glimpse into the unique and stylish design of the home. The renovations were designed by a well-renowned award-winning architect Martin Bell, who has ensured style runs seamlessly alongside practicality. The hallway boasts angled walls providing additional space whilst internal windows ensure natural light runs through the space. The two reception rooms sit to either side of the entrance and both offer generous room proportions with large windows - a common theme throughout the house. The open-plan dining kitchen sits at the foot of the hallway, spanning the width of the house and opening out to the extended rear garden. This impressive space is fitted with a beautiful Rotpunkt kitchen with integrated NEFF appliances and Insinkerator boiling water tap, set under Quartz worktops and bespoke Neville Johnson cabinetry. Two large sliding doors provide access out to the gardens with a large angled composite decking allowing an inside/outside feel to the space. A log-burner warms the room and offers a homely focal point. Off the kitchen a utility room and downstairs WC offer additional space and convenience with space and plumbing for a washing machine and tumble drier. The boiler is housed in the utility room and there is a rear door leading to the garden.

To the first floor the four bedrooms are all generous doubles, and all continue to offer the larger than average windows, allowing in an abundance of natural light. The master bedroom boasts fitted wardrobes and leads to a well-proportioned en-suite shower room warmed by underfloor heating. The family bathroom is another modern suite with more underfloor heating. Bedrooms two, three and four all offer fitted wardrobes, and further storage can be found in a generous airing cupboard off the landing.

Externally a paved patio runs around two sides of the house, with a large triangular deck providing an ideal spot to sit and relax. The lawned area of the garden is fully enclosed by wooden fencing and benefits from a private aspect by surrounding mature trees. There is access down the side of the property where a covered storage area provides handy storage additional to a wooden shed at the other side of the patio. Beyond secure gates is the driveway at the front of the house where there is plenty of space for off-road parking.

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.



