



11 Truro Close, Bramhall

£575,000 Leasehold

METICULOUS AND EXTENSIVE RENOVATIONS THROUGHOUT • STUNNING OPEN-PLAN DINING KITCHEN AND SITTING ROOM
• UNDERFLOOR HEATING • BEAUTIFUL MASTER SUITE • LANDSCAPED WEST-FACING GARDEN • EXTENSIVE OFF-ROAD
PARKING • QUIET CUL-DE-SAC LOCATION • THREE/FOUR BEDROOMS



This wonderful home has been extensively renovated, remodelled and extended by its current owners. A truly beautiful family home with plenty of space and positioned at the head of a quiet cul-de-sac close to local amenities and sought-after schools. Offering turn-key accommodation this is the perfect home for growing families or for downsizers who still want to enjoy plenty of space.

Council Tax band: E

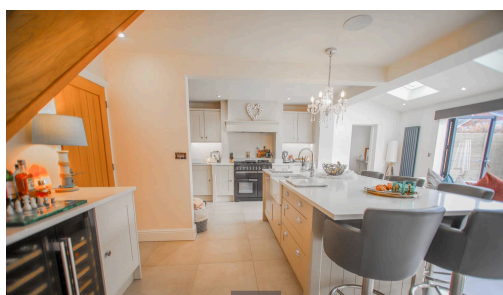
Tenure: Leasehold

EPC Energy Efficiency Rating: C

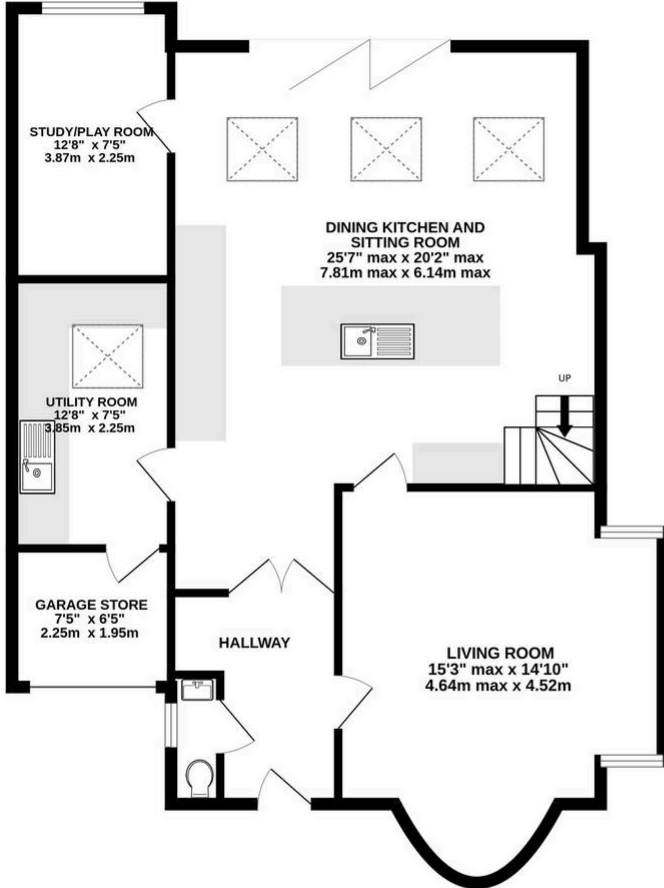
EPC Environmental Impact Rating:



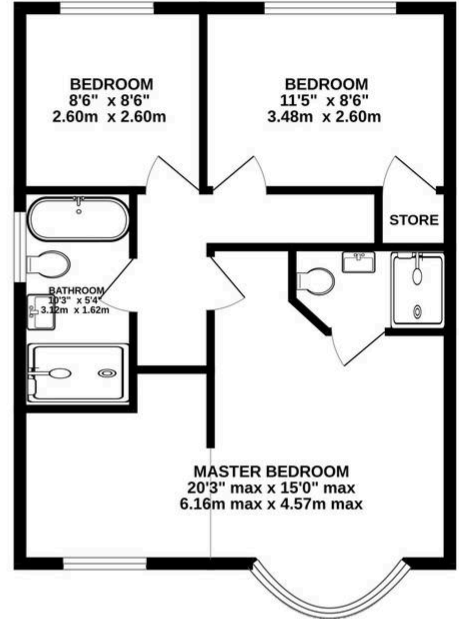
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- › THREE/FOUR BEDROOMS



GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.1 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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This wonderful home has been extensively renovated, remodelled and extended by its current owners. A truly beautiful three/four bedroom family home with plenty of space and positioned at the head of a quiet cul-de-sac close to local amenities and sought-after schools. Offering turn-key accommodation this is the perfect home for growing families or for downsizers who still want to enjoy plenty of space.

Centred around a stunning open-plan dining kitchen, the ground floor offers flexible living space with a large living room with bay window and ingel nook, and an additional reception room currently used as a study and would be equally great as a play room or snug. The kitchen is a fabulous space with bi-folding doors and skylights allowing in an abundance of natural light. Cupboards and drawers sit under Quartz worktops with integrated appliances to include hot water tap, wine fridge, fridge and dishwasher. There is further space in the large utility room which houses the boiler, and provides space and plumbing for a washing machine and tumble drier as well as internal access into the garage store. There is a spacious hallway with a WC, and double glass doors drawing the eye through the house into the rear garden. The ground floor is complimented by underfloor heating to the porcelain tiled areas, and the bi-folding doors boast electric-controlled blinds. Venetian shutters adorn the windows throughout the property and add to the elegant and contemporary style.

To the first floor the original layout of four bedrooms has been adapted to offer three bedrooms with the master spanning the width of the property making an impressive space with dressing area and en-suite. Two windows flood the room with natural light and the en-suite is a contemporary space boasting real-stone tiling with underfloor heating. There is a walk-in shower with Bagnodesign waterfall shower head, WC and wash hand basin. The family bathroom offers more of the same modern and luxurious fittings of the en-suite with the addition of a bath with beautiful central waterfall tap. Bedrooms two and three are both doubles with the larger of the two offering a cupboard over the stairs providing super storage.

Externally the rear garden has been landscaped to provide a tranquil space with a low-maintenance astro-turn lawn enclosed by raised borders and contemporary fencing. A large paved patio sits off the bi-folding doors of the kitchen area providing a magnificent indoors-outdoors space for when the sun is shining. At the front of the property sits a large driveway laid to paving allowing off-road parking for 3 to 4 cars. Further access to the garage store can be found via the electric roller-door.

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EPC Environmental Impact Rating:



