Sandiway

Bramhall, SK7 3BP

£750,000

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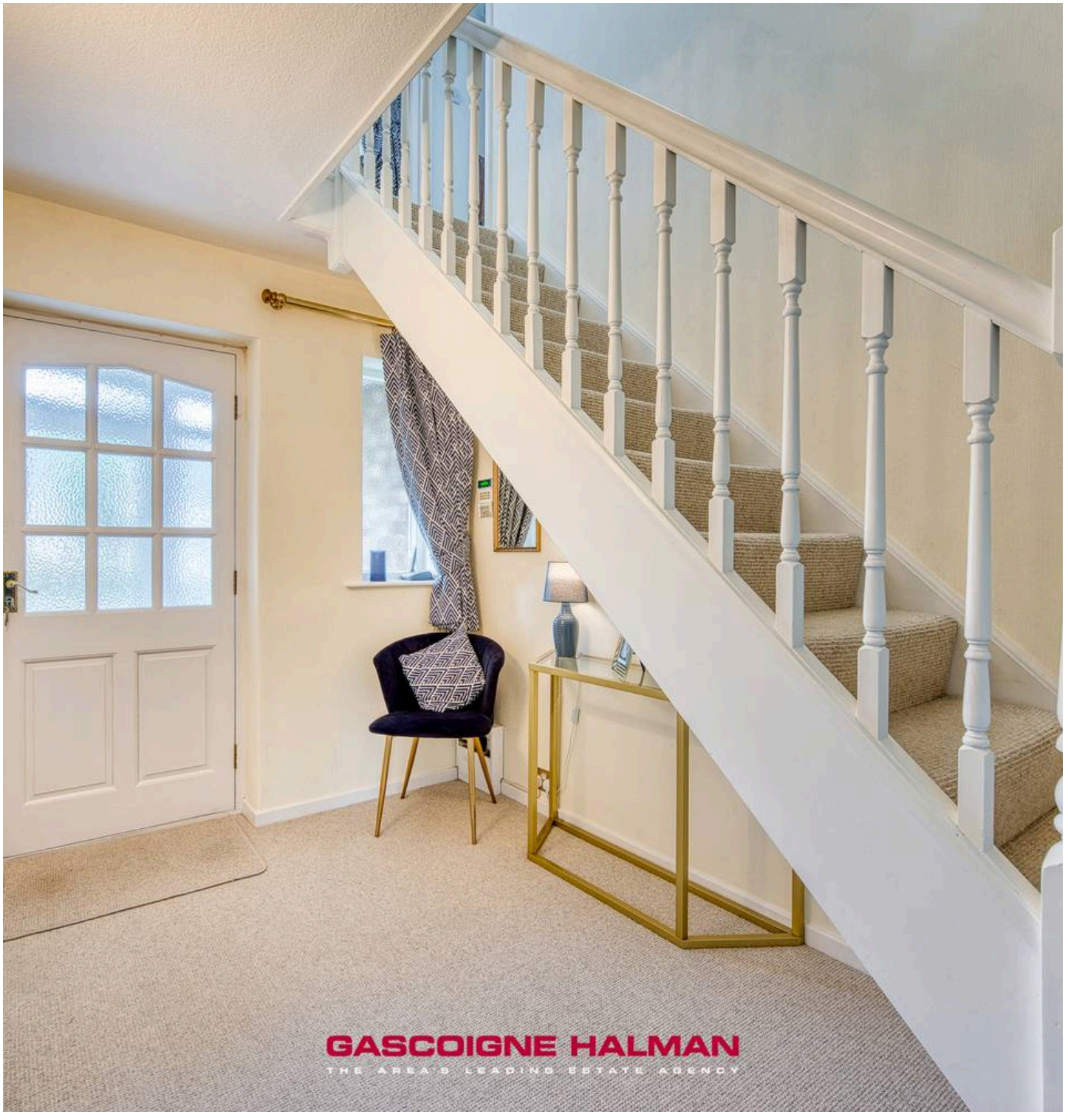
Immaculate four double bedroom detached home near Bramhall Park and close to excellent primary & secondary Schools. This home is a rare addition to the market and the current owners have meticulously maintained the property throughout. The property sits in a wonderful and peaceful family location just off the desirable Broadway. There is ample accommodation which is approachnig 1600 sq/ft of superb living space and there is even scope to further extend (STPP) and this could appeal to a range of discerning buyers. We look forward to welcoming you on a viewing of this superb home.

Council Tax Band: F

Tenure: Freehold

EPC Rating: D

- Immacuately Presented Four Double Bedroom Detached Family Home
- Contemporary Kitchen Breakfast Room With Superb Views Of The Garden
- Large Open Plan Living Room & Dining Room Ideal For Relaxing & Socialising
- No Onward Chain Providing Additional Convenience
- Modern & Stylish Family Bathroom With Four Piece Suite
- Bespoke Fitted Wardrobes To Three Bedrooms Providing Ample Storage
- Beautifully Landscaped Established Private Rear Garden Complete With Various Patio Area's
- Single Garage Displaying Superb Storage But The Garage Could Be Converted Into An Additional Reception To Suit Any Buyers Requirements
- Highly Desirable residential Family Setting Close To Bramhall Park & Nevill Road Junior School
- Easy Access To Bramhall Village, Local Amenities As Well As Davenport & Bramhall Train Station



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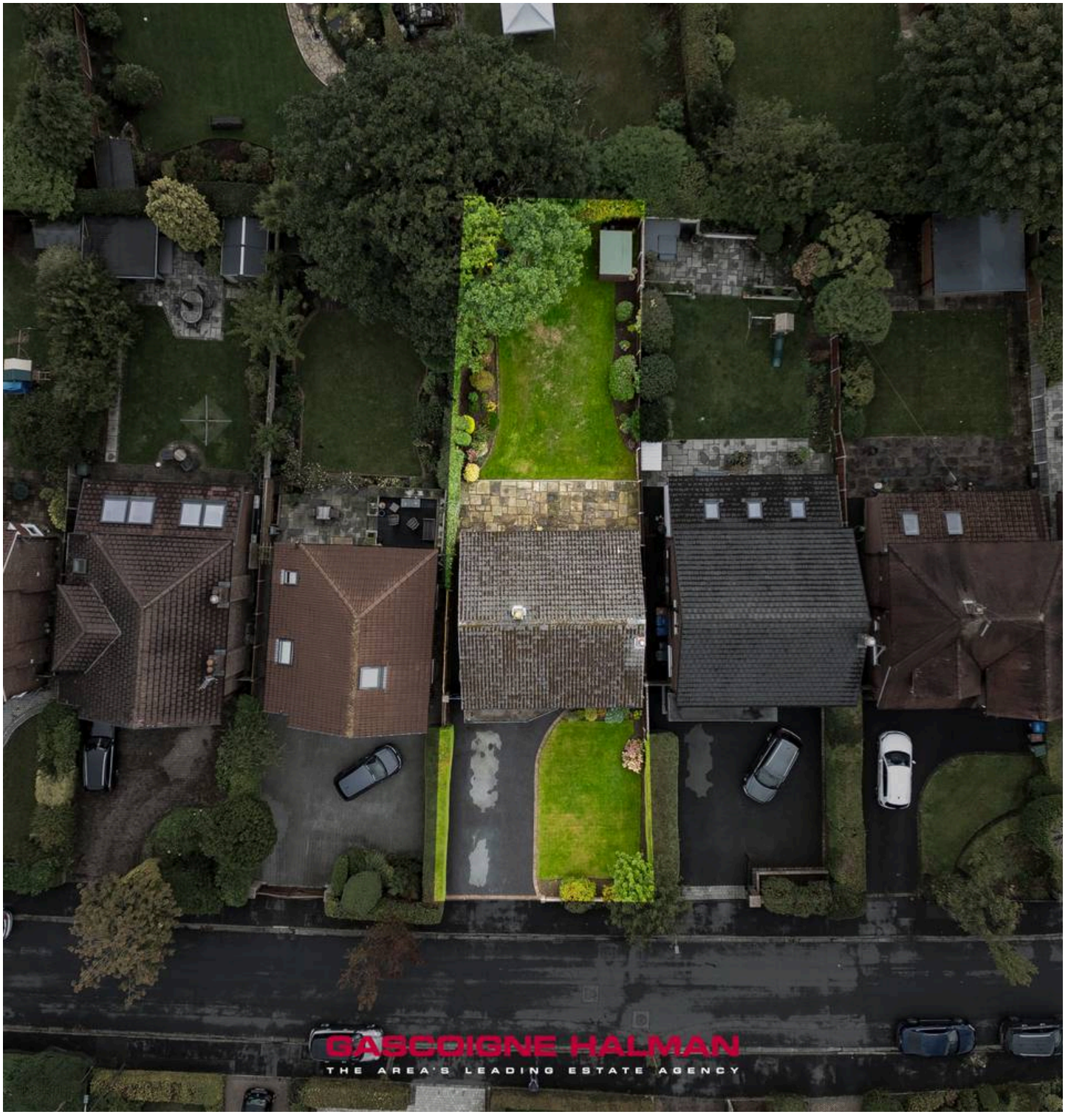
This immaculately presented four double bedroom detached family home offers a superb blend of modern comfort and versatile living space, perfectly suited to contemporary family lifestyles. Located in a highly desirable residential setting close to Bramhall Park, and Nevill Road Junior School, the property is ideally positioned for access to excellent local amenities, Bramhall Village, and convenient transport links including Bramhall and Davenport train stations. The heart of the home is the contemporary kitchen breakfast room, featuring sleek cabinetry and various integrated appliances, and providing superb views of the garden, making it a delightful space for both everyday meals and entertaining guests. The large open plan living room and dining area creates an inviting environment for relaxing and socialising, with generous proportions that allow for flexible furniture arrangements and a welcoming atmosphere. Each of the four double bedrooms is thoughtfully designed, with bespoke fitted wardrobes to three bedrooms ensuring ample storage and helping to maintain the home's streamlined, clutter-free aesthetic. The modern and stylish family bathroom is fitted with a luxurious four piece suite, including a separate shower and bathtub, offering a tranquil retreat for unwinding at the end of the day. The property further benefits from a single garage, which currently provides superb storage but also offers the exciting potential to be converted into an additional reception room, study, or playroom to suit the specific requirements of any buyer (subject to the necessary consents). There is a WC



positioned off the Kitchen area along with a boiler room which also creates additional storage. Presented with no onward chain, this home provides additional convenience and peace of mind for those seeking a smooth and swift purchase process. Attention to detail is evident throughout, with high quality finishes and a neutral décor palette enhancing the sense of light and space. The beautifully landscaped, established private rear garden features various patio areas, creating an idyllic setting for outdoor dining, entertaining, or simply enjoying the tranquil surroundings. This exceptional property combines style, practicality, and a prime location, making it an outstanding choice for families seeking a turnkey home in one of Bramhall's most sought after neighbourhoods. To the front there is an easy to maintain well maniured garden along with a driveway providing ample parking. Early viewing is highly recommended to fully appreciate the quality and versatility that this impressive home has to offer.

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Hazel Grove
High School
Bramhall
High School
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Bramhall Village
Centre
Bramhall Park
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Stepping Hill Hospital
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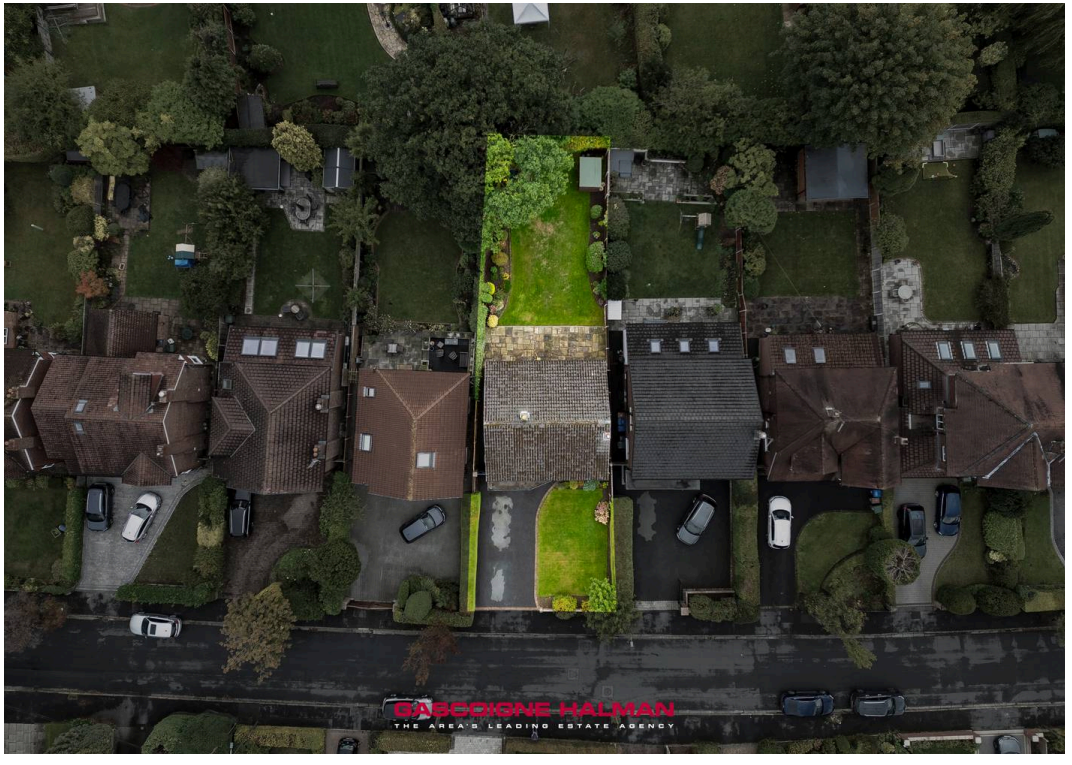
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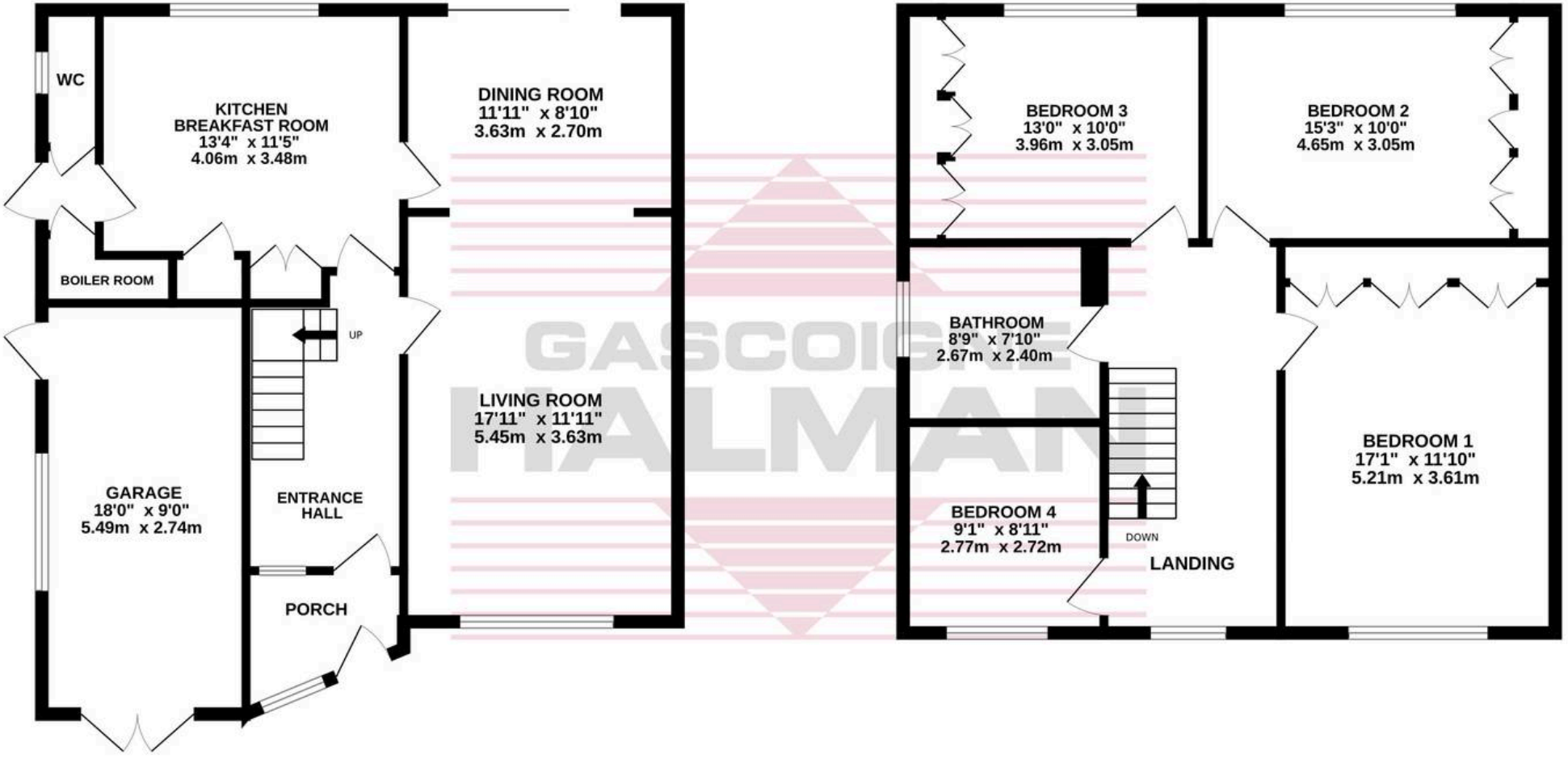
GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.

1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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