



SNAPES

35 Delfur Road, Bramhall – SK7 2HG

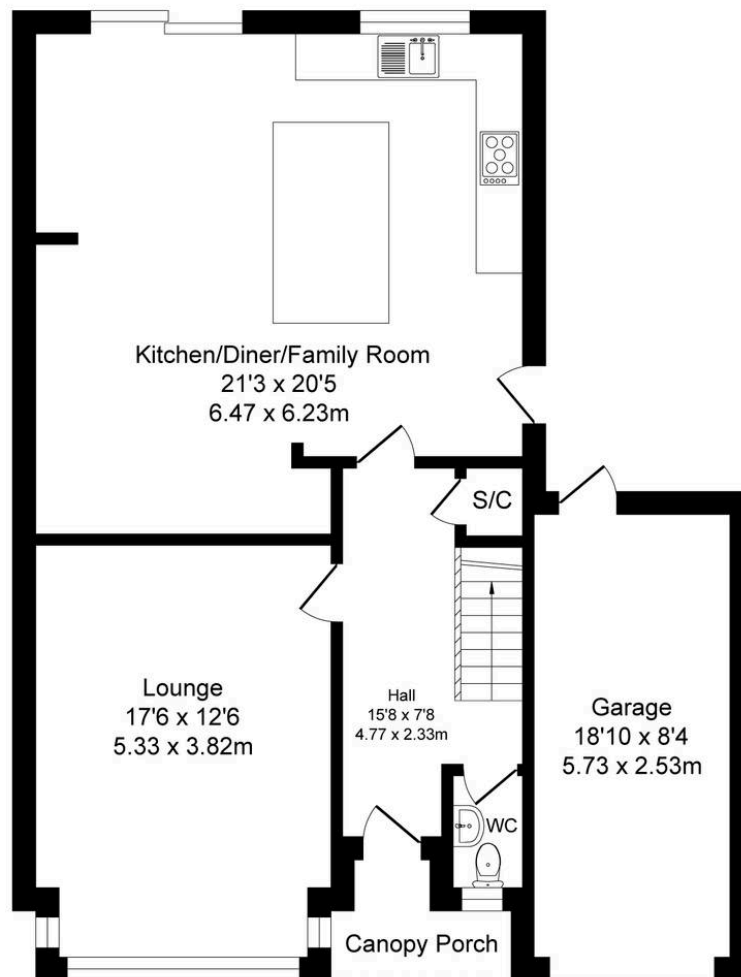
Guide Price £630,000



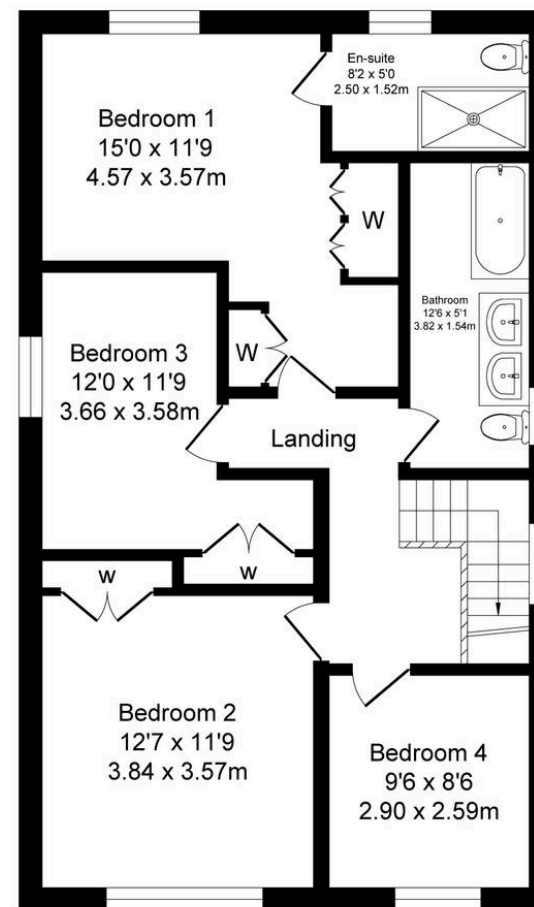
Delfur Road, Bramhall

Total Approx. Floor Area 1681 Sq.ft. (156.2 Sq.M.)

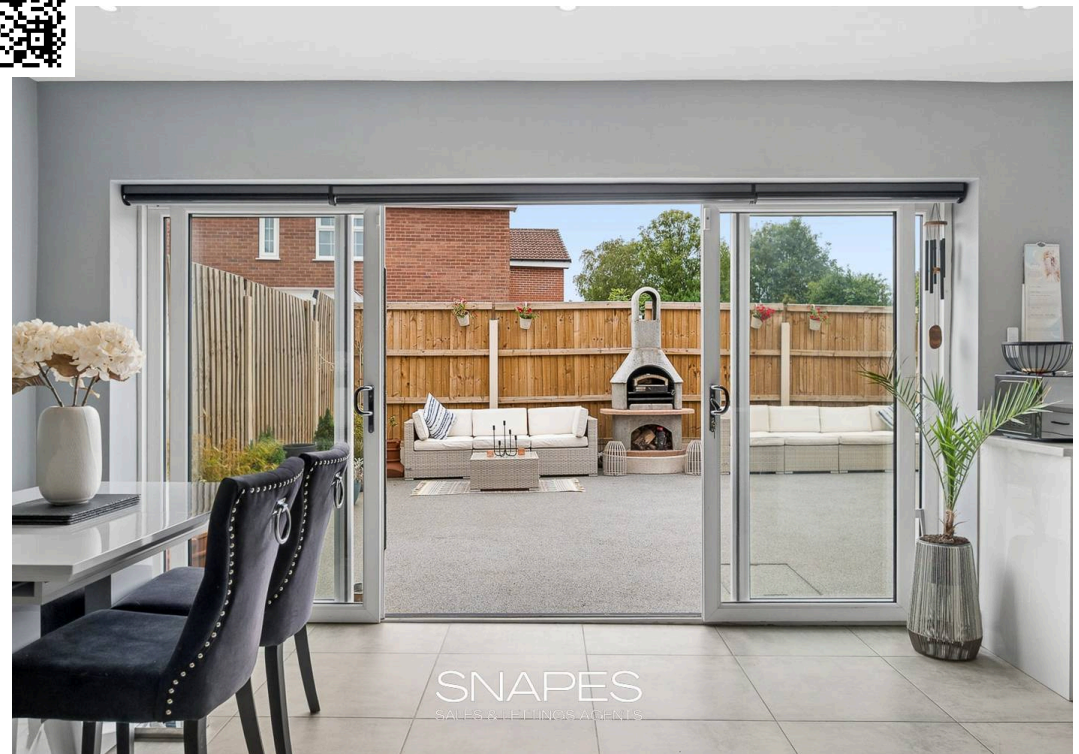
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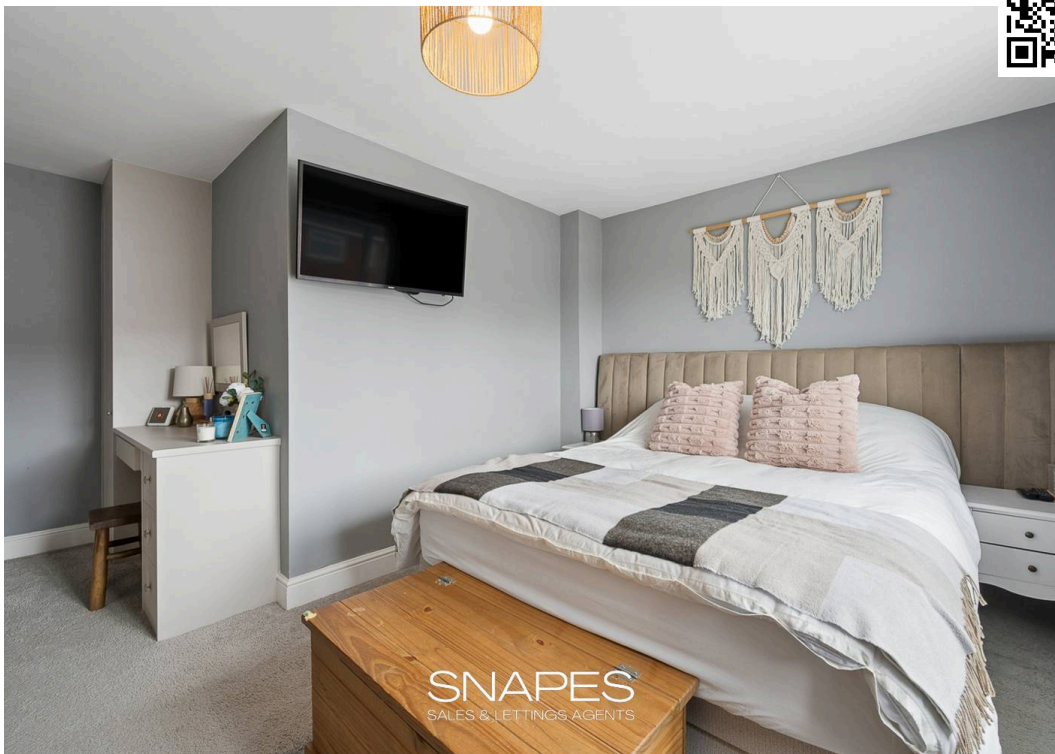


Ground Floor
Approx. Floor
Area 932 Sq.Ft
(86.6 Sq.M.)



First Floor
Approx. Floor
Area 749 Sq.Ft
(69.6 Sq.M.)







Immaculately presented throughout, this impressive four-bedroom detached family home offers approximately **1,681 sq ft** of stylish and thoughtfully arranged accommodation, complemented by excellent parking and a beautifully landscaped, low-maintenance rear garden.

A welcoming canopy porch opens into a spacious entrance hall, providing access to the principal ground-floor rooms, the downstairs WC, useful storage and the integral garage.

To the front of the property is a generously proportioned separate lounge, finished to a high standard and offering a comfortable space in which to relax. From the hallway a connecting doorway leads directly into the outstanding open-plan kitchen, dining and family room, creating a natural flow through the ground floor that is particularly well suited to both everyday family life and entertaining.

The kitchen, dining and family room forms the heart of the home. Extending to approximately **21'3" x 20'5"**, (plus recess area) this superb space incorporates a stylish, fully fitted kitchen with a central island, ample room for a substantial dining table and a dedicated sitting area. Access to the rear garden further enhances the entertaining space, allowing gatherings to continue outdoors.

The first-floor landing leads to four well-proportioned bedrooms and the contemporary family bathroom. The principal bedroom is an excellent size and benefits from fitted wardrobe space and vanity dress area together with its own modern en-suite shower room. Bedrooms two and three are both generous double rooms with fitted storage, while bedroom four provides an ideal child's bedroom, nursery or home office. The family bathroom is finished in a sleek contemporary style and includes both a bath.

Externally, the property occupies an attractive plot with **double-width parking to the front**, in addition to the attached garage. To the rear is a thoughtfully landscaped, South facing and low-maintenance rear garden designed for year-round enjoyment, providing an ideal setting for outdoor dining, relaxing and entertaining.

Situated on the highly regarded **Delfur Road in Bramhall**, the property combines substantial, beautifully presented accommodation with an exceptionally practical layout, making it an excellent home for modern family living.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **Material Information:** Please read below

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