

Part Exchange
Considered



Mulberry Park, Bramhall, Stockport, SK7 1GN

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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This exceptional modern family home is set within the sought-after Mulberry Park development, a private gated cul-de-sac offering a peaceful setting and uninterrupted views across open fields to the rear. Arranged across three generous floors, the property combines contemporary design with practical family living, with 4 double bedrooms plus a separate dressing room all finished to a high standard throughout.

The ground floor is centred around a stunning open plan kitchen, dining and living space, flooded with natural light thanks to a wide skylight that allows the summer sun to pour across the rear of the home throughout the day. Porcelain tiled flooring runs seamlessly throughout the entire downstairs area and is complemented by wet underfloor heating, creating both a sleek aesthetic and everyday comfort.

The kitchen itself is beautifully appointed, featuring a large central island incorporating a wine fridge with internal lighting, an induction hob, full-size integrated dishwasher, integrated fridge freezer and double Neff ovens. Thoughtful wall panelling adds warmth and character to the space, balancing modern lines with a more refined finish. The layout offers ample room for both dining and relaxed seating, making it a truly versatile family hub.

A separate living room provides a more intimate retreat, complete with an electric fire and a stylish media wall, ideal for cosy evenings. Practical spaces including a utility room, ground floor wc and internal access to the garage complete the downstairs accommodation.

The first floor continues the sense of space and quality. The main bedroom suite is particularly impressive, featuring a dedicated dressing area and a generous ensuite with a separate bath and shower. There is a further large double bedroom, alongside an additional bedroom that has been thoughtfully converted into a substantial dressing room, ideal for those seeking flexible accommodation. A spacious landing on this floor offers excellent additional storage and benefits from a window, enhancing the light and airy feel of the home.



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The top floor offers two further excellent double bedrooms. One enjoys a dual-aspect layout with built-in storage and additional storage cleverly integrated within the eaves, while the other is a generously sized double with elevated views across the surrounding fields. A further bathroom serves this floor, making it ideal for family members or guests.

Externally, the property continues to impress. To the rear is a private, well-proportioned garden, perfectly positioned to enjoy the open outlook across the fields beyond. To the front, electric gates lead into beautifully landscaped driveways and gardens, with the added benefit of an EV charging point.

This is a home that effortlessly blends modern luxury, thoughtful design and a truly desirable setting, offering space, comfort and flexibility for family life both now and in the future.

The Current Owners Love:

- Gated
- Modern
- Spacious

We Have Noticed:

- Set within a private gated development of just three properties, offering a peaceful and exclusive setting
- An impressive, handsome home with a striking and imposing exterior
- Ideally located within walking distance of Bramhall village, with open fields providing a beautiful outlook to the rear







Key Features:

- Large modern detached family home
- Set within a private, gated cul-de-sac at Mulberry Park
- Open views across fields to the rear
- Four double bedrooms, and an additional dedicated dressing room
- Impressive main bedroom suite with ensuite and dressing area
- Beautiful open plan kitchen, dining and living space
- Porcelain tiled flooring with wet underfloor heating throughout the ground floor
- Garage, utility room and driveway with EV charging point

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2279 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Kitchen
4.44m x 8.27m

Utility Room
1.57m x 3.84m

Wc
1.75m x 1.85m

Integral Garage
2.66m x 5.52m

Living Room
3.12m x 5.23m

Hallway
2.24m x 5.64m

Bedroom 1
3.07m x 3.56m

Dressing Area
2.51m x 2.69m

Ensuite
2.59m x 2.77m

Bathroom
2.57m x 2.63m

Bedroom 2
3.28m x 3.35m

Dressing Room
3.59m x 3.87m

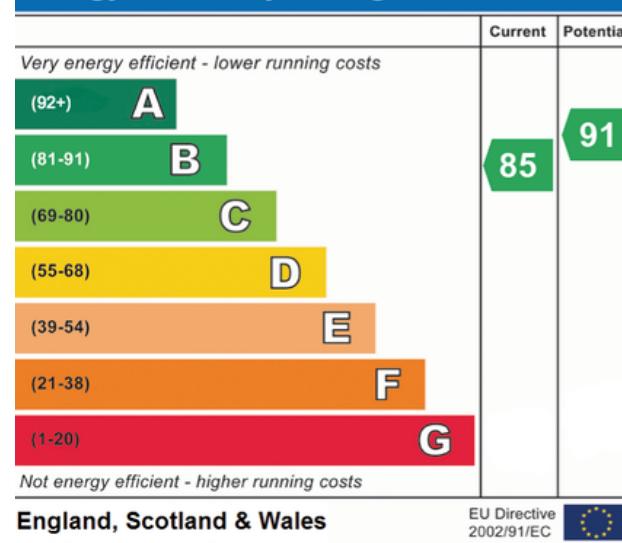
Bedroom 3
2.77m x 7.39m

Bedroom 4
3.28m x 5.31m

Shower Room
1.63m x 3.45m

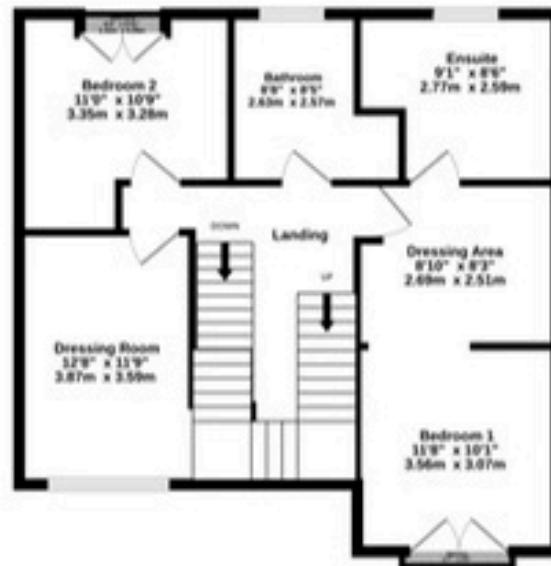


Energy Efficiency Rating





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 2279 sq.ft. (211.7 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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