

Part Exchange  
Considered



Brisbane Close, Bramhall, Stockport, SK7 1LF

SHRIGLEY ROSE & CO  
Bespoke Estate Agents





## Brisbane Close, Bramhall, Stockport, SK7 1LF

Family-Friendly Cul-De-Sac Location, this beautifully updated four-bedroom detached home has been thoughtfully redesigned for modern family living. Behind its smart modernised exterior, this impressive home has been extensively updated by the current owners, who have loved living here since 2010. Set behind a contemporary resin driveway providing parking for three vehicles, the home immediately makes an impact with its clean modern finish and wide front entrance door.

Inside, the home has a modern and stylish feel throughout, with glass balustrades and wood-effect LVT flooring adding to the contemporary design. To the right of the entrance hall is a separate dining room with a window overlooking the front aspect, ideal for everyday dining and entertaining alike, with a useful boiler room positioned just off this space. To the left, the modern lounge perfect for movie nights, is centred around a bioethanol fire, while the bay window fills the room with natural light and overlooks the driveway.

Straight ahead, the home opens into a stunning open-plan kitchen and living area designed around modern family life. Porcelain tiled flooring runs throughout, while French doors lead directly into the garden room, creating an additional relaxed seating area overlooking the garden. The kitchen features Corian worktops, a central island with storage and seating, and a statement light fitting with shelving above. Integrated appliances include double ovens, microwave, full-size dishwasher, washing machine, under-counter fridge and integrated 50/50 fridge freezer, alongside a Caple gas hob with extractor. A sink positioned beneath the garden-facing window completes the space, while bespoke understairs storage provides a practical area for coats and shoes. There is also space for an integrated tumble dryer.

Leading off the kitchen is a further living space, the Family Room, finished with contemporary wall panelling, a skylight overhead and sliding doors opening onto the decking area, creating a seamless indoor-outdoor feel. A radiator cover with shelving above and glazed internal door back to the hallway complete the room. The accommodation includes three double bedrooms and a fourth single bedroom. Bedroom three overlooks the front of the home, while bedroom two enjoys views across the rear garden. The main bedroom features a bay window and fitted wardrobes, creating a comfortable space. Bedroom four sits to the front elevation and offers flexibility as a nursery, dressing room or home office.





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The bathrooms have been stylishly updated throughout. The family bathroom includes a freestanding bath, built-in television within the tiled wall, under sink storage, wood-effect flooring and spotlights. A separate shower room offers a large walk-in shower, media mirror and additional vanity storage, while built-in landing storage provides useful space for towels and linens. Outside, the landscaped rear garden has been designed for both relaxing and entertaining. An Indian sandstone patio leads onto raised decking, where a large six-person hot tub sits amongst mature planting and festoon lighting. Pathways lead through the garden towards a superb timber-built garden cabin completed in 2022.

Designed as the ultimate entertaining space, the cabin features bifold doors opening onto the garden, wood-effect flooring, electric heating, integrated wine fridge, bar area and a dedicated pool table space with LED ceiling lighting above. The cabin also benefits from its own toilet and sink, built-in external storage, exterior lighting within the timber cladding and additional electric sockets to both the cabin and garden wall. There is also bin storage to the rear, an additional timber shed and convenient side access. Further features include an outdoor tap and a replacement roof installed in 2021.



Combining modern interiors, flexible living space and an outstanding garden entertainment area, this is a beautifully presented family home ready to move straight into. The location is also highly convenient, within walking distance of Bramhall Village and Bramhall Railway Station, close to the bypass and excellent motorway links for commuting further afield, and within catchment for both Queensgate Primary School and Bramhall High School while also being local to Pownall Green and Moss Hey primary schools.

### The Current Owners Love:

- It's a very sociable house, with lots of spaces for entertaining friends and family.
- The garden is exceptionally private and enjoys sunshine throughout the day.
- Perfectly positioned just a five-minute walk from the village and train station, with the beautiful Bramhall Park reachable via a lovely half-hour walk through Carr Wood.





## Key Features:

- Beautifully presented four-bedroom detached family home
- Modern open-plan kitchen/living space with Corian island
- Separate lounge with bioethanol fire and bay window
- Additional family room with skylight and sliding doors to the garden
- Resin driveway providing off-road parking for three vehicles
- Detached garden cabin with bar area and w/c
- Landscaped rear garden with Indian sandstone patio and six-person hot tub
- Walking distance to Bramhall Village and Bramhall Railway Station, within catchment for Queensgate Primary School and Bramhall High School

**Tenure:** Freehold

**Council Tax Band:** C

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1751 sqft

**Viewing:** Strictly appointment only through Shrigley Rose & Co

## Property Summary:

Dining Room  
4.59m x 2.34m

Lounge  
4.80m x 3.56m

Kitchen/Diner  
5.38m x 5.22m

Family Room  
5.18m x 2.80m

Cabin  
4.81m x 4.28m

Wc  
1.54m x 1.15m

Bedroom 1  
3.86m x 3.52m

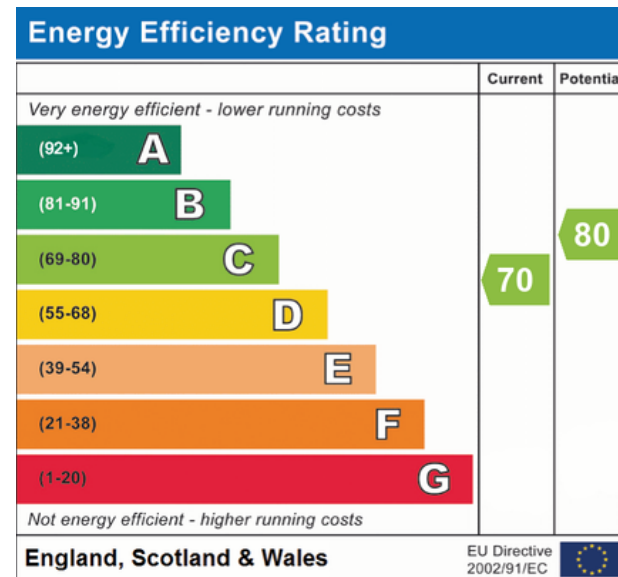
Bedroom 2  
3.66m x 3.02m

Shower Room  
2.54m x 1.66m

Bathroom  
2.50m x 2.46m

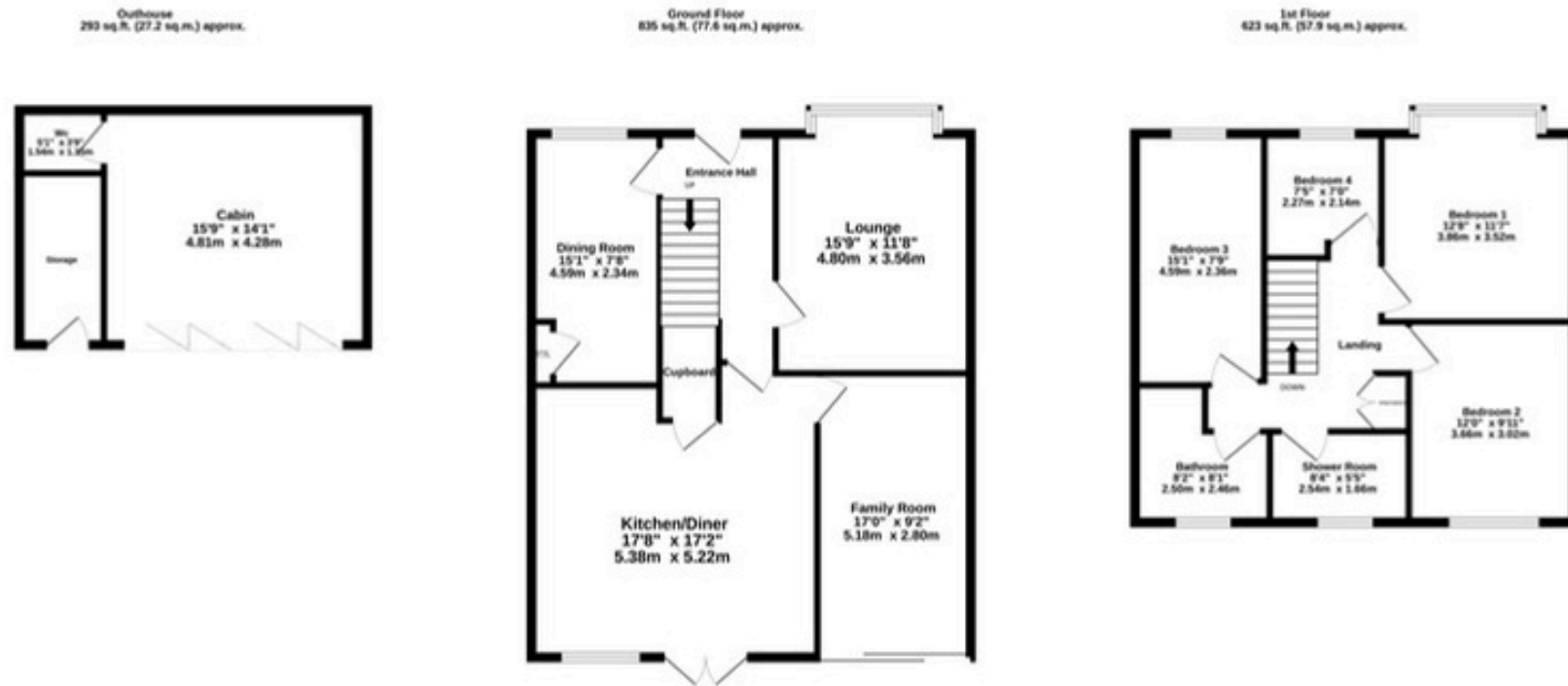
Bedroom 3  
4.59m x 2.36m

Bedroom 4  
2.27m x 2.14m





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**TOTAL FLOOR AREA : 1751 sq.ft. (162.6 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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