

Part Exchange
Considered



Poole Close, Bramhall, Stockport, SK7 3NH

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Set within a quiet and exclusive cul-de-sac of just six homes, this superbly presented and extensively upgraded four double bedroom, three bathroom family residence offers an exceptional standard of living in one of Bramhall's most desirable locations. It enjoys a wonderfully convenient position within walking distance of Bramhall Park and equidistant to both Bramhall village and Cheadle Hulme, perfectly balancing peaceful surroundings with everyday accessibility.

From the outset, the property makes a striking impression, approached via a sleek resin driveway providing off-road parking for three vehicles, complemented by security bollards, an EV charging point and a comprehensive alarm system, all contributing to a sense of both luxury and security. A spacious and practical porch with excellent fitted storage, including large sliding wardrobes, sets the tone for the interiors beyond, finished with elegant porcelain tiling and the comfort of electric underfloor heating which continues into the heart of the home.

The ground floor unfolds into a stunning open-plan kitchen, dining and living space designed for modern family living and effortless entertaining. Natural light floods the room, while direct access to the south-facing rear garden creates a seamless connection between inside and out, enhancing the feeling of space and sociability. The kitchen itself has been thoughtfully designed with quartz worktops and an extensive range of wall and base units, featuring a suite of high-quality appliances including a Bosch four-ring induction hob, Smeg extractor, Samsung combi microwave, Beko double oven and integrated wine fridge. A hot tap, practical bin system, deep soft-close drawers and space for an American-style fridge freezer complete the space, all enhanced by subtle underlighting that elevates both function and atmosphere.

Additional ground floor accommodation is equally impressive, offering a versatile playroom or gym with fitted storage, alongside a separate home office with hardwood flooring and a striking lantern roof with electric blinds, creating an inspiring yet practical workspace. A well-appointed utility room provides a sink and space for both washing machine and dryer, while a stylish downstairs WC complete with a spa-style shower adds further convenience. Practical elements have been carefully considered throughout, with ample storage including a large under-stairs cupboard and discreetly integrated systems such as the gas and electric meters.





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To the first floor, a bright and spacious landing, illuminated by a large feature window, leads to four generously proportioned double bedrooms, all beautifully presented and carpeted. The principal suite benefits from fitted sliding wardrobes and a sleek en-suite shower room, creating a calm and refined retreat. The additional bedrooms offer flexible accommodation for family life, one enjoying a particularly charming outlook across the rear garden where a mature cherry blossom tree provides a striking seasonal focal point. The contemporary family bathroom is finished to a high standard, offering a bath with rain-head shower over and twin his and hers sinks, while the boiler is neatly concealed within built-in storage, maintaining a clean and uncluttered aesthetic.

Externally, the south-facing rear garden is both private and secure, thoughtfully landscaped to create distinct areas for relaxation and entertaining. A generous decked terrace provides the perfect setting for outdoor dining, complemented by a large lawn and a separate artificial grass section ideal for children. The space is framed by established planting including laurels, fir trees and the beautiful cherry blossom, creating a tranquil and secluded environment. Further practical features enhance outdoor living, including an external sink, outdoor electric points, a storage shed and gated side access.

Having been rendered in recent years and intelligently extended to incorporate what was formerly a carport into valuable additional living space, this exceptional home combines style, substance and thoughtful design, delivering a turnkey opportunity for families seeking refined living in an enviable setting close to green space, highly regarded schools and excellent local amenities.

The enviable location and sense of privacy, tucked away within an exclusive cul-de-sac yet just a short walk from Bramhall Park and within easy reach of two thriving village centres

The versatility of the second lounge/playroom, offering a flexible space that adapts effortlessly to family life

The interior finish throughout, which has been thoughtfully upgraded to create a stylish yet comfortable home ready to move straight into







Key Features:

- Exclusive cul-de-sac setting of just six homes
- Four double bedrooms and three bathrooms
- Stunning open-plan kitchen, dining and living space
- High specification finish throughout with show home presentation
- South-facing private landscaped garden with decking
- Resin driveway with parking for three vehicles and EV charger
- Walking distance to Bramhall Park and close to local villages
- Part Exchange Considered

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1528 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Sitting Room
4.86m x 3.37m

Dining Room
4.86m x 3.38m

Kitchen
3.19m x 2.51m

Entrance Hall
2.21m x 1.75m

Office
2.57m x 2.57m

Utility Room
1.98m x 1.33m

Lounge
5.40m x 2.57m

Shower Room
1.56m x 0.79m

Bedroom 1
3.19m x 2.90m

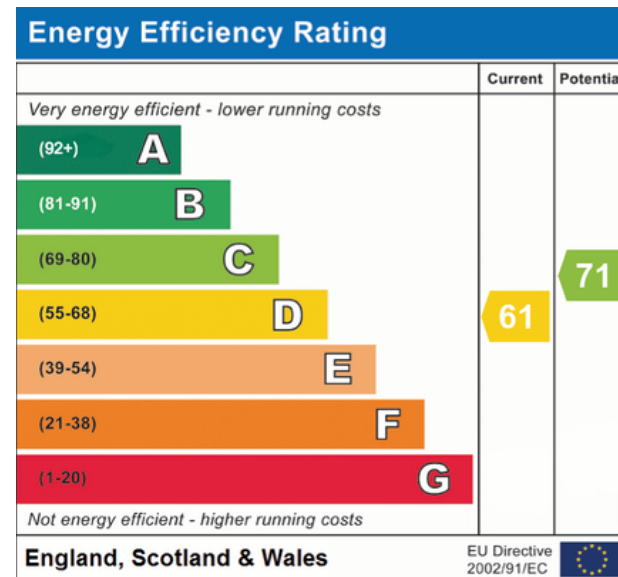
Shower Room
1.65m x 0.82m

Bedroom 2
3.25m x 2.78m

Bedroom 3
3.25m x 2.77m

Bedroom 4
3.19m x 2.66m

Bathroom
2.31m x 1.66m





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TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.

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