

ANY
PART EXCHANGE
WELCOME



Highfield Road
Bramhall, SK7 3BE

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Highfield Road, Bramhall, SK7 3BE

Welcome to the stunning Highfield Road, where this turnkey home stands as a true testament to elegance and quality. Displaying expansive proportions and an unparalleled attention to detail, every element has been thoughtfully designed to offer both functionality and sophistication. The home has been finished to the highest possible standard, with exquisite craftsmanship throughout, ensuring comfort and style in every corner. From its beautifully laid-out spaces to its superior fittings, this home promises a lifestyle of luxury, offering an impressive combination of both spaciousness and refined taste. Upon entering, you are welcomed by a generously proportioned, inviting hallway that sets the tone for the rest of the home. This well-appointed space offers a seamless flow and provides easy access to the contemporary, sleek downstairs WC, which combines both style and practicality. The neutral tones and carefully selected finishes create an effortlessly stylish atmosphere, making a lasting first impression. Next, step into the sleek and stylish living room, a space that exudes both elegance and comfort. A gorgeous bay window dominates the room, flooding it with natural light, while a side window further enhances the sense of brightness. The room is thoughtfully designed, featuring beautiful built-in storage that seamlessly blends functionality with aesthetic appeal. A stunning fireplace serves as the room's focal point, adding warmth and character to the space, creating a cosy yet sophisticated atmosphere that invites relaxation and enjoyment. Now, step into the beautiful dining room, a spacious and bright double-aspect room that radiates charm. With French doors leading out to the garden, the space is bathed in natural light, creating an airy and welcoming atmosphere. The room's generous proportions allow for both intimate dinners and larger gatherings, offering versatility and elegance in equal measure. Its stylish design is complemented by the seamless connection to the outdoors, making it a perfect setting for entertaining or enjoying peaceful views of the garden. Now, let's move to the kitchen, and where do we begin? This room is truly spectacular, with the large glass window acting as the central focal point, seamlessly connecting the space to the outdoors. The expansive bifolding doors further enhance this connection, inviting natural light to flood the room and offering easy access to the garden. This open-plan living kitchen is perfect for both entertaining and everyday living, providing ample room for family gatherings or social events. It is beautifully equipped with modern, stylish units and sleek countertops, which are complemented by high-end integrated appliances, making this kitchen the true heart of the home—both functional and fabulously designed. Back in the hallway, you'll find a convenient lobby area that provides access to a generously sized utility room, designed with practicality in mind. This well-organised space offers plenty of room for laundry tasks and additional storage, making it both functional and efficient. A door from the utility room leads directly to the garage, providing ease of access and adding to the home's convenience, ensuring everything you need is within reach while maintaining a neat and orderly living space. As you make your way upstairs, you'll immediately notice the thoughtful and impressive layout, designed to provide both space and comfort. The upper floor boasts four generously sized double bedrooms, each with its own unique character and style, offering excellent living spaces that are as charming as they are practical. The two large bathrooms are both elegantly designed, featuring modern four-piece suites that include wash basins, WCs, freestanding baths, and walk-in showers, offering a sense of luxury and relaxation. The spacious landing creates an open, airy feel, ensuring that the rooms are spread out and enjoy their own sense of privacy. In addition, the landing features a convenient laundry cupboard and plenty of further storage, making everyday living even more effortless.





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Let's now turn our attention to the exterior of this stunning home. To the front, you'll be greeted by an immaculate garden that enhances the home's curb appeal, creating a truly eye-catching first impression. The large driveway provides plenty of parking space and leads to the garage, adding both convenience and style. Heading to the rear, you'll find a large, beautiful south-facing garden, offering the perfect outdoor space to relax and entertain. The garden features a spacious patio area, ideal for al fresco dining or lounging, with steps leading down to a well-kept lawn. Surrounded by thoughtfully planted borders, mature trees, and vibrant shrubs, the garden is both visually stunning and incredibly low maintenance, creating a tranquil and private retreat. The location of this home is truly exceptional, nestled in a quiet, peaceful cul-de-sac that offers both privacy and tranquillity. Situated right next to the cricket field, it provides stunning views and a charming, community-oriented atmosphere. Set in the sought-after area of Bramhall, this home is surrounded by outstanding schools, making it an ideal choice for families. Additionally, all essential amenities are nearby, ensuring ultimate convenience. Whether you're looking for local shops, restaurants, or leisure activities, everything is within easy reach, making this location both desirable and practical.

The Current Owners Love:

- We absolutely love the location. Nestled at the end of a peaceful cul-de-sac, with a cricket club at one end ensuring no future building, it offers a sense of tranquillity and privacy. The friendly neighbours only add to the charm, and we're ideally situated for easy access to all the major shops.
- The kitchen/family room is undoubtedly the space that won us over. With a stunning wall of glass along the back and a south-facing garden, the room is bathed in natural light, creating a warm and sunny atmosphere throughout the day on clear days.
- We're incredibly proud of the extension and renovations we've made to the house. We've successfully modernised the space while preserving its period charm. The addition of four generously sized bedrooms and two full bathrooms has created a wonderfully spacious upstairs.

We Have Noticed:

- We've truly appreciated how this house offers an abundance of versatile space, effortlessly adapting to anyone's needs. With rooms that can easily be transformed to suit various purposes, it provides the perfect environment for a growing family, offering both practicality and comfort.
- We absolutely love the low-maintenance, south-facing garden area. It's beautifully designed to offer a relaxing outdoor space without the hassle, allowing us to enjoy the sunshine with minimal upkeep.
- This home is truly turn-key, featuring a stunning high-end finish throughout. It requires absolutely nothing, offering a flawless living experience from day one. Ready to move into, it's nothing short of spectacular.





Key Features:

- ANY PART EXCHANGE WELCOME
- Refined interiors and a luxurious finish throughout, it offers an impressive and stylish living experience
- Offers a contemporary open-plan living kitchen that seamlessly blends modern design with comfort, creating an inviting and stylish space ideal for both relaxing and entertaining
- An exquisite detached home featuring four double bedrooms and two beautifully designed bathrooms, offering both comfort and style throughout
- A stunning south-facing garden, beautifully landscaped and designed for low maintenance, providing a serene and picturesque outdoor space
- A flawless turn-key home, ready to move straight into, offering effortless comfort and convenience from the moment you step through the door

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2301

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Hallway 6'5" x 18'9" (1.96m x 5.72m)

WC 4'5" x 6'5" (1.35m x 1.96m)

Storage 3'0" x 9'4" (0.91m x 2.84m)

Living Room 15'0" x 15'5" (4.57m x 4.7m)

Dining Room 15'0" x 16'0" (4.57m x 4.88m)

Living Kitchen 18'3" x 21'0" (5.56m x 6.4m)

Lobby 3'0" x 3'0" (0.91m x 0.91m)

Utility Room 8'10" x 9'5" (2.69m x 2.87m)

Garage 8'10" x 11'5" (2.69m x 3.48m)

FIRST FLOOR

Landing 16'10" x 17'5" (5.13m x 5.31m)

Bedroom One 15'0" x 15'5" (4.57m x 4.7m)

Bedroom Two 15'0" x 13'5" (4.57m x 4.09m)

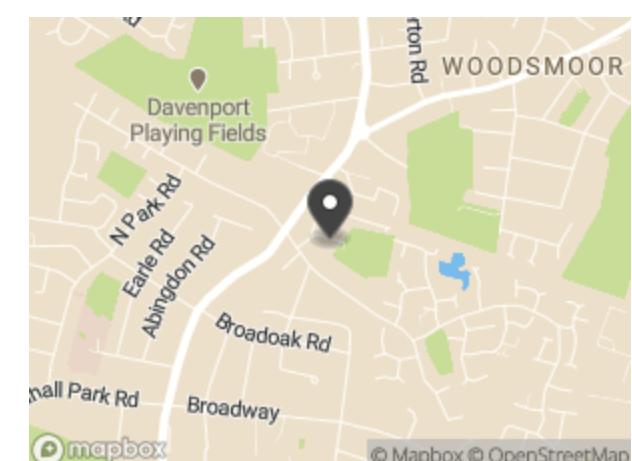
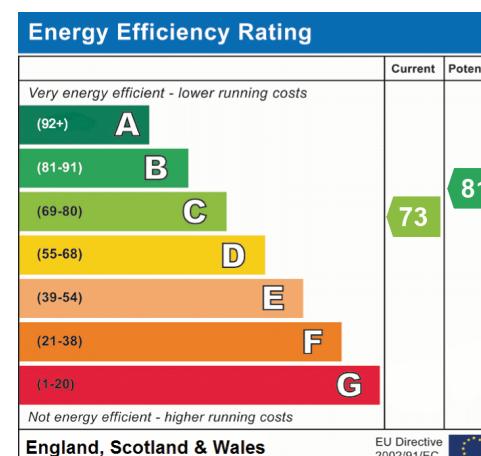
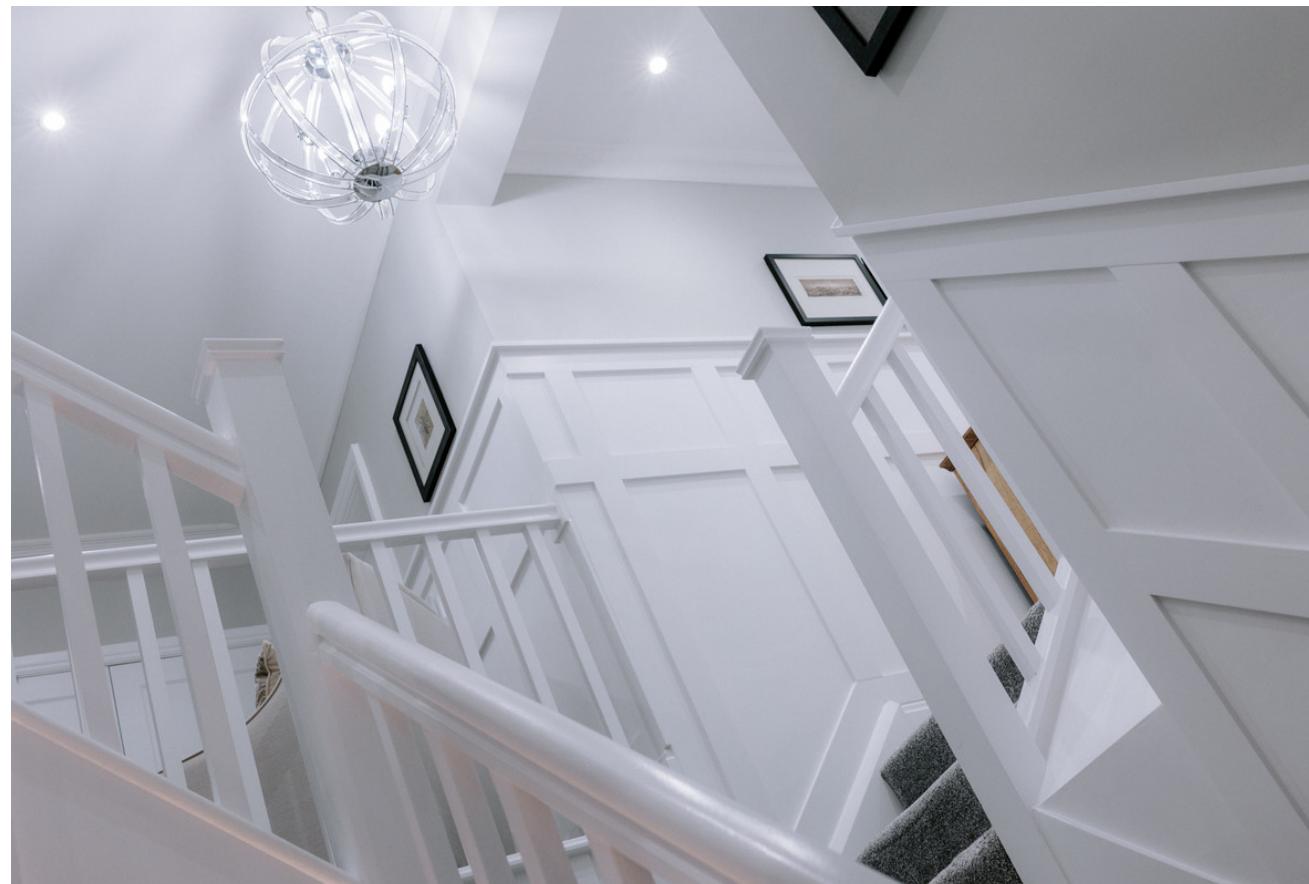
Bathroom 9'5" x 9'4" (2.87m x 2.84m)

Bedroom Three 18'3" x 10'10" (5.56m x 3.3m)

Bedroom Four 8'10" x 13'0" (2.69m x 3.96m)

Storage 1'5" x 4'4" (0.43m x 1.32m)

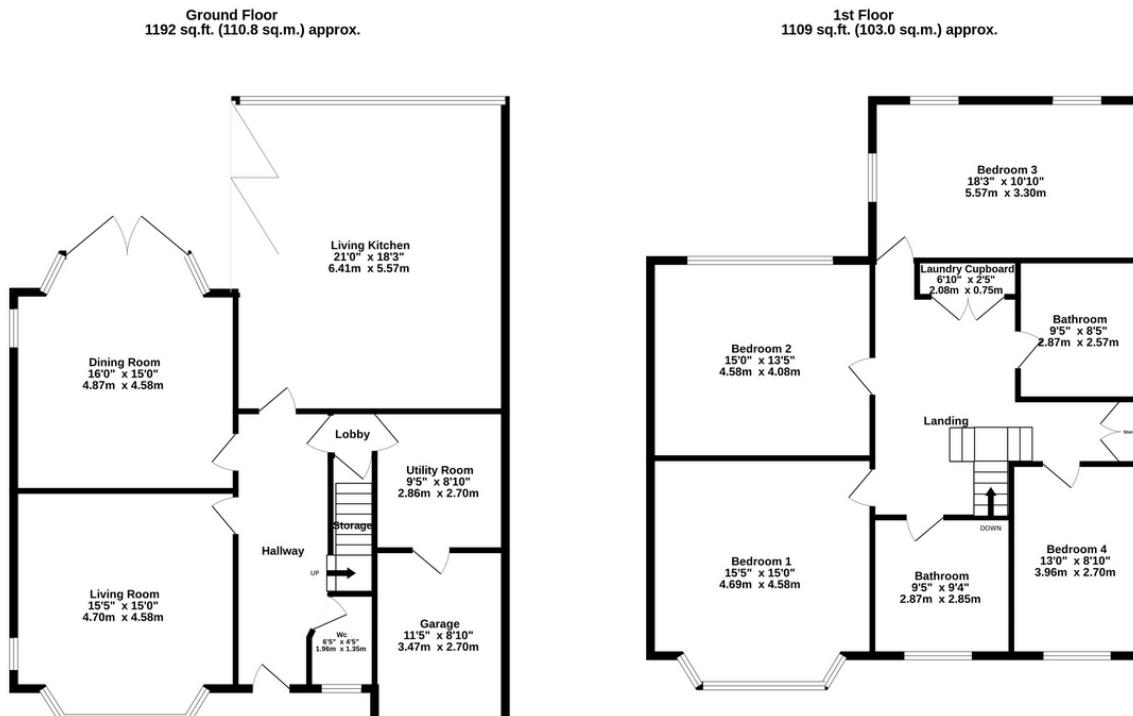
Laundry Cupboard 6'10" x 2'5" (2.08m x 0.74m)



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



TOTAL FLOOR AREA : 2301 sq.ft. (213.8 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 and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



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