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Cromwell Road
Bramhall, SK7 1DA

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Cromwell Road , Bramhall, SK7 1DA

Nestled in the heart of Bramhall Village, this captivating Victorian semi-detached family home exudes charm and elegance. Boasting a truly stunning extended bay front, it immediately captures attention with its timeless appeal. Spread across five bedrooms and two bathrooms, this residence offers ample space for comfortable family living. Entering this exquisite period home, you're greeted by a hallway adorned with solid Oak parquet flooring, lending an air of timeless elegance. The hallway offers access to the cellar chamber, adding a touch of historic charm to the modern comforts within. Moving through, you'll find a stylish living room, complete with an open fire nestled within a sophisticated surround and automated Luxaflex blinds perfect for cosy evenings. The room is also fitted with surround sound, enhancing the entertainment experience. Adjacent to the living room is a versatile sitting room/study, boasting a bay window that floods the space with natural light. Here, the solid Oak parquet flooring continues, adding continuity and warmth throughout. The heart of the home undoubtedly lies within the open plan living kitchen, thoughtfully extended and designed to serve as the ultimate hub for family life. The kitchen features German-made Miele handleless wall and base units, exuding both functionality and sleek sophistication. Neolith sintered stone worktops provide a durable and luxurious surface for meal preparation, while a well-utilised breakfast cabinet offers added convenience, complete with sink and electrics. For the culinary enthusiasts, two Quooker boiling water taps and a cold water filter system are seamlessly integrated, ensuring efficiency and ease in the kitchen. Miele appliances, including two oven and dishwasher, further enhance the cooking experience, while a Wolf professional extractor and range top, complete with gas BBQ, elevate the space to gourmet heights. To ensure comfort year-round, the kitchen is equipped with wet underfloor heating, complemented by Amtico flooring for durability and style. The room is flooded with natural light, thanks to automated Luxaflex blinds and a roof light with electric controls and temperature regulation, offering a serene atmosphere for family gatherings and culinary adventures alike. Completing the ground floor is a utility room, featuring electric underfloor heating for added comfort, as well as access to the garden for outdoor enjoyment. A convenient downstairs WC, equipped with sensor lighting, adds to the practicality and ease of everyday living in this exceptional home. Ascending the stairs to the first floor, you'll find the main bedroom, a luxurious retreat fitted with in-ceiling audio speakers that seamlessly extend into the ensuite shower room. This integration allows for a soothing ambiance throughout the space, perfect for unwinding after a long day. The modern ensuite shower room exudes contemporary elegance, featuring a double-length shower, floating sink, and sleek tiled surfaces from floor to ceiling. Natural light streams in through a Velux window, adding a refreshing touch to the space, while electric underfloor heating ensures comfort underfoot, even on the chilliest mornings. Continuing on this level, two further double bedrooms await, each adorned with fitted wardrobes to maximise storage and organisation. A stylish family bathroom completes this floor, boasting a convenient over-the-bath shower, floating vanity sink unit, and fitted shelving for added functionality. Like the ensuite, electric underfloor heating provides a touch of luxury, making each visit to the bathroom a delightfully cosy experience. Ascending to the second floor, you'll discover two additional double bedrooms, both with Velux windows that flood the rooms with natural light. Eaves storage offers practical solutions for keeping belongings neatly tucked away, maximizing the space and functionality of each room.





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The outdoor space of this remarkable home is as thoughtfully designed and functional as its interior. Step into the well-landscaped rear garden, a serene oasis primarily laid to lawn, adorned with two stone patio areas perfect for outdoor entertaining or peaceful relaxation. With multiple power points strategically placed throughout the garden, outdoor activities are made convenient and enjoyable. For the green-fingered enthusiast, a greenhouse with power supply offers the opportunity to nurture plants year-round, while a shed equipped with lighting and power provides ample storage space for garden essentials. Additionally, a garden room adds versatility to the outdoor space, serving as a potential office, gym, or extra storage area, catering to a variety of lifestyle needs. Convenience extends to the front of the property, where a driveway and permit off-road parking ensure hassle-free access and convenience. Inside, modern comforts abound with automated Luxaflex blinds in the kitchen and roof light, allowing for effortless light control and privacy. The home also benefits from Honeywell zoned central heating, boasting eight completely independent zones with voice and app control, ensuring personalized comfort throughout every season. Located on Cromwell Road, this residence enjoys proximity to an array of amenities, including restaurants, bars, shops, and the train station, all within a short walk. Furthermore, it falls within the catchment area for excellent local schools



The Current Owners Love:

- Kitchen/dining/living area - this is an amazing family space. We love that we can all be in the same room cooking, working, watching Tv or playing. It's also been great for working from home with the views into the garden
- Village location, two minute walk to access shops, bars and restaurants, and station with links to Stockport and Manchester.
- The garden - we love the size and how secluded quiet and peaceful it is. The patio and outdoor kitchen have been great for entertaining. Probably one of our favourite things about the whole house is the 5m acer tree in the back garden, it's beautiful in summer and turns a stunning fiery red in autumn.

We Have Noticed:

- This fabulous home is like a stylish show home - perfectly designed and decorated throughout.
- High end and high tech fixtures and fittings including but not limited to automated Luxaflex blinds, zoned underfloor heating and electric kitchen/diner roof sky light.
- Sought after village location, yet still benefits from a larger than average landscaped garden for the road.





Key Features:

- The perfect family home - five stylish bedrooms, two luxurious bathrooms and downstairs WC plus utility room
- Fabulous open plan kitchen/dining/living space opening out onto the landscaped garden
- Sought after village location, with shops, restaurants and the train station on the doorstep
- Zoned underfloor heating, Rako automatic voice and app controlled lighting, electric kitchen/diner roof light with temperature control
- High end fixtures and fittings including two Quooker taps and a sleek breakfast butler cupboard
- Beautifully landscaped rear garden with various zoned areas for entertaining and an outside kitchen plus multiple power points in all areas of the garden

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 2606

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

- Hallway 12'10" x 5'10" (3.91m x 1.78m)
- Living Room 14'4" x 12'10" (4.37m x 3.91m)
- Sitting Room 14'4" x 11'10" (4.37m x 3.61m)
- Kitchen/Diner 27'5" x 21'5" (8.36m x 6.53m)
- Utility Room 13'8" x 7'7" (4.17m x 2.31m)
- WC 4'10" x 2'10" (1.47m x 0.86m)
- Garden Room/Gym 10'10" x 8'10" (3.3m x 2.69m)
- Shed 8'10" x 5'0" (2.69m x 1.52m)

FIRST FLOOR

- Landing 16'4" x 5'10" (4.98m x 1.78m)
- Bedroom One 12'5" x 11'7" (3.78m x 3.53m)
- Ensuite 9'3" x 7'5" (2.82m x 2.26m)
- Wardrobe 4'2" x 4'0" (1.27m x 1.22m)
- Bedroom Two 12'10" x 11'5" (3.91m x 3.48m)
- Bedroom Three 11'5" x 9'10" (3.48m x 3m)

- Bathroom 10'0" x 6'3" (3.05m x 1.91m)

SECOND FLOOR

- Landing
- Bedroom Four 12'4" x 12'5" (3.76m x 3.78m)
- Bedroom Five 12'10" x 11'7" (3.91m x 3.53m)

BASEMENT

- Cellar 12'10" x 11'10" (3.91m x 3.61m)
- Cellar 12'10" x 12'10" (3.91m x 3.91m)



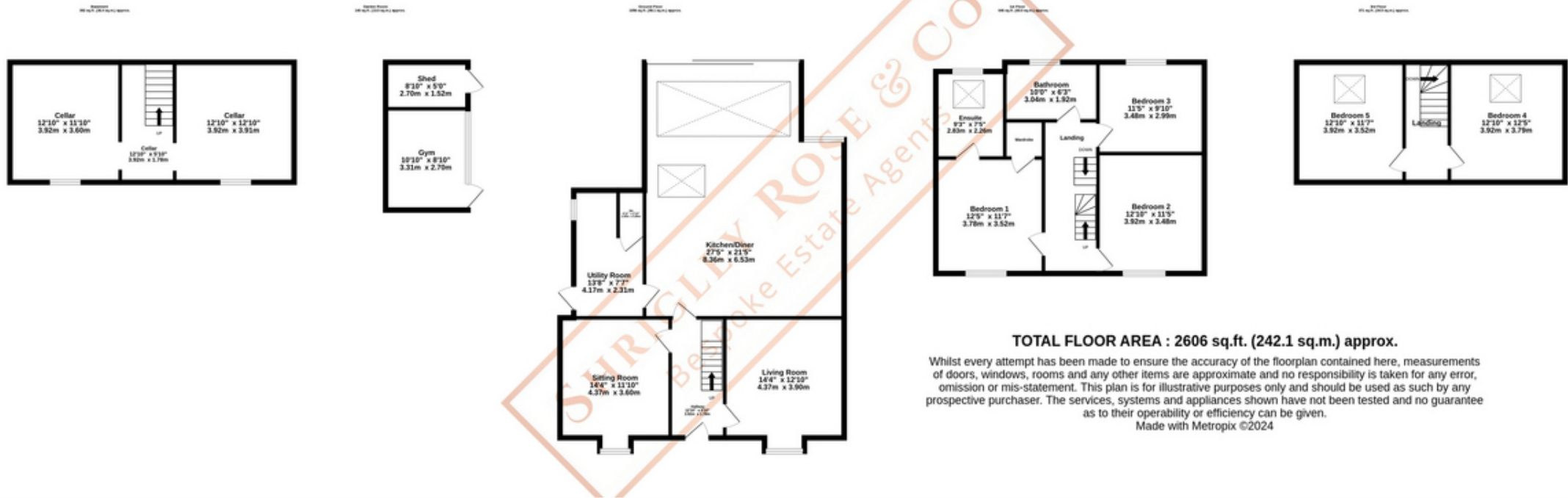
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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