

ANY
PART EXCHANGE
WELCOME



Hardy Drive
Bramhall, SK7 2BW

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Hardy Drive, Bramhall, SK7 2BW

Tucked away in a peaceful cul-de-sac, this immaculately presented, remodelled, and extended four double bedroom, three bathroom detached family home offers a tranquil haven for contemporary living. Positioned on a corner plot, the property benefits from enhanced privacy and space, providing a serene retreat for relaxation. With its generously proportioned accommodation and luxurious bathrooms, every member of the family can indulge in comfort and convenience. Hardy Drive is just a stroll away from Bramhall village and the train station, this property sits within the school catchment area for Pownall Green Primary School and Bramhall High School. This prime location offers the convenience of easy access to local amenities and educational facilities, making it an ideal choice for families.

Ascending the block-paved driveway to the inviting front door, you're greeted by a welcoming hallway boasting convenient under stairs storage. To your left, discover the spacious triple aspect living room, exuding warmth with its cosy multi-fuel log burner for those chilly evenings. Adjacent, the garden/sun room offers a bright and airy sanctuary, with French doors that gracefully open onto the garden, inviting the outdoors in. The heart of the home resides within the stunning living kitchen, meticulously crafted with contemporary matching wall and base units. Highlights include a generously proportioned island/breakfast bar, perfect for casual dining or entertaining guests, integrated appliances such as a wine fridge, double oven, warming drawer, and full-height integrated fridge and freezer. A sleek induction hob and lustrous quartz work surfaces add a touch of modern sophistication. The expansive living/dining area is ideal for family gatherings and socialising, with bi-fold doors seamlessly connecting the indoor and outdoor spaces. Continuing through the home an inner hallway provides convenient access to both the front and rear of the house, enhancing ease of living. Further enhancing the home's appeal are an integral garage, a sleek and contemporary refitted shower room, and a practical utility room, ensuring both style and functionality for modern family living.

Heading up the stairs to the first floor, you're met with a landing that's bright and airy, creating a welcoming feel. The landing features a handy storage cupboard and loft access via a pull-down ladder, offering extra storage space or potential for expansion. Entering the main bedroom, you're greeted by a sense of luxury and comfort. Fitted wardrobes line one wall, providing ample storage for clothes and belongings, while a dedicated dressing area offers a convenient spot for getting ready each day. The ensuite bathroom attached to the main bedroom is a modern retreat, complete with a sleek over-the-bath shower, a floating vanity sink unit adding a touch of contemporary elegance, and a heated towel rail ensuring warmth and comfort.





Hardy Drive, Bramhall, SK7 2BW

Moving along the hallway, you'll find three further double bedrooms, each offering generous space and versatility. One of these bedrooms boasts fitted wardrobes, maximising storage potential and keeping the room clutter-free. The stylish family bathroom is a standout feature, with its tiled flooring adding durability and sophistication. The separate shower provides convenience for busy mornings, while the floating vanity sink unit adds a modern touch. Natural light floods the space through a Velux window, creating a bright and refreshing atmosphere, and another heated towel rail adds both practicality and luxury to the room. Overall, this home offers a perfect blend of functionality and luxury, with thoughtfully designed spaces that cater to both everyday living and relaxation. Whether it's the convenience of ample storage, the modern elegance of the bathrooms, or the comfort of the bedrooms, every aspect of this home is designed to enhance your lifestyle. Completing this family home, a driveway at the front offers convenient off-road parking with electric charging point and leads to an integral garage with an up-and-over door. At the rear lies a spacious South West facing garden, primarily laid to lawn featuring a composite decked area, a York stone patio, and a dedicated play area. Adding to its appeal, there's also a versatile home office or garden pod, equipped with hardwired Wi-Fi and electrics, providing a tranquil space for work or relaxation amidst the natural beauty of the garden setting.



The Current Owners Love:

- Sitting in the garden/sun room looking out onto the garden
- Seeing lots of wildlife around, Owl lands on the roof and robins nesting in the garden
- A great location, really peaceful but close to Bramhall village with lovely neighbours

We Have Noticed:

- Situated in a great location, on the corner of a quiet cul-de-sac within walking distance to Bramhall village
- A turn Key home designed to a high standard
- The fabulous rear tranquil garden also offers a great home office equipped with electrics





Key Features:

- ANY PART EXCHANGE WELCOME
- A beautifully presented, remodelled and extended four double bedroom detached family home
- Situated on a quiet cul-de-sac
- Great home for both entertaining and quality family time
- Spacious driveway with parking for several vehicles
- South facing rear mature garden with home office
- Utility room, integral garage and downstairs shower room

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2013

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 15'9" x 7'4" (4.8m x 2.24m)

Living Room 22'4" x 17'6" (6.81m x 5.33m)

Conservatory 7'0" x 7'0" (2.13m x 2.13m)

Living Kitchen 29'0" x 17'2" (8.84m x 5.23m)

Garage 12'7" x 8'3" (3.84m x 2.51m)

Shower Room 8'5" x 6'5" (2.57m x 1.96m)

Utility Room 8'5" x 6'1" (2.57m x 1.85m)

Garden Pod 7'0" x 7'0" (2.13m x 2.13m)

FIRST FLOOR

Landing 15'0" x 7'5" (4.57m x 2.26m)

Bedroom One 19'4" x 11'3" (5.89m x 3.43m)

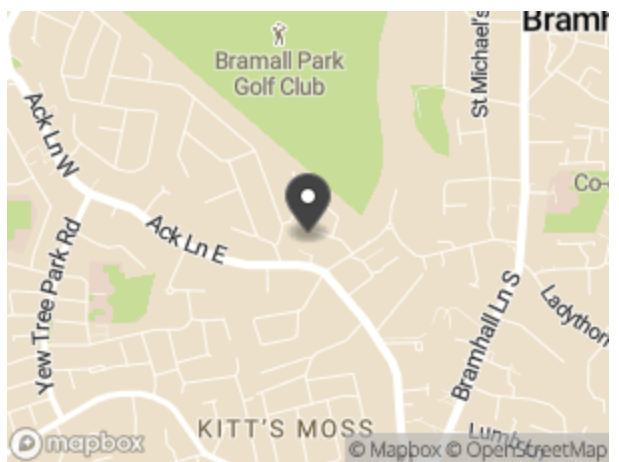
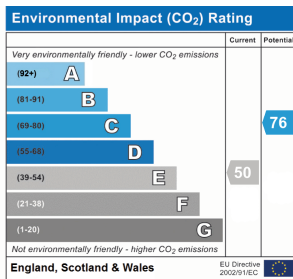
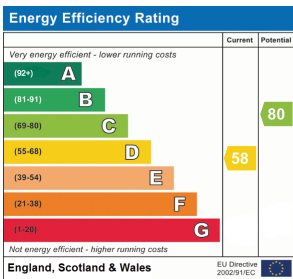
Ensuite 7'7" x 6'10" (2.31m x 2.08m)

Bedroom Two 11'9" x 10'9" (3.58m x 3.28m)

Bedroom Three 9'9" x 9'9" (2.97m x 2.97m)

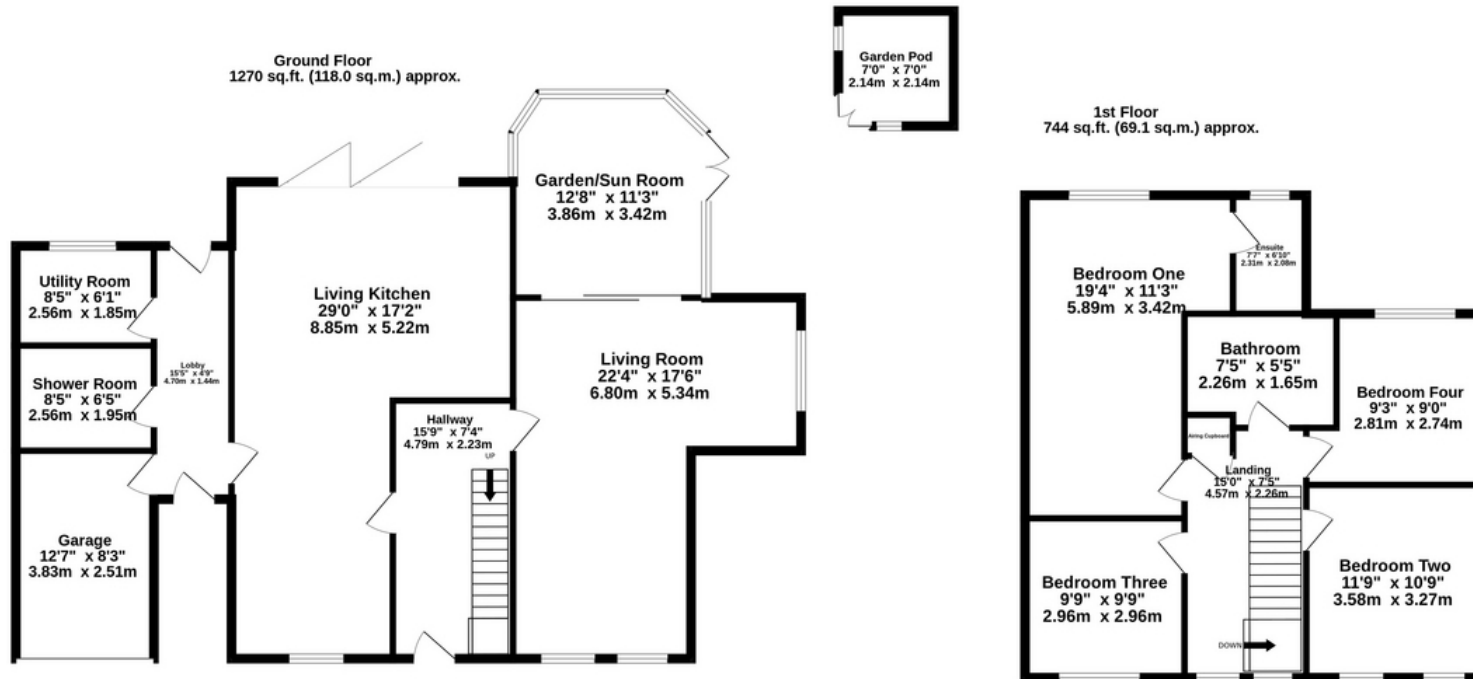
Bedroom Four 9'3" x 9'0" (2.82m x 2.74m)

Bathroom 7'5" x 5'5" (2.26m x 1.65m)





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



TOTAL FLOOR AREA : 2013 sq.ft. (187.0 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.
Made with Metropix ©2024



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

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.