



Kings Close | Bramhall | SK7 3BN

EDWARD
mellor



Features

- Beautiful 4 Bedroom Family Home
- Desirable Cul De Sac Location
- 3 Reception Rooms
- Expansive Lawned Gardens
- Driveway & Integral Garage

Welcome to Kings Close in this highly regarded area of Bramhall close to picturesque Bramhall Park and Happy Valley nature reserve. This substantial and handsome period detached property stands on an enviable size FREEHOLD PLOT of approximately 0.12 acres and combines the perfect blend of period charm and character

with a modern and stylish interior which is ideally suited to a young family. The property features 3 formal reception rooms to provide versatile and flexible living accommodation which is perfectly complimented by 4 spacious and well proportioned bedrooms on the first floor conducive to the needs of an expanding family.

Externally, the wide and expansive plot lends itself to an abundance of parking together with an integral garage whilst to the rear are delightful and mature gardens which are mainly laid to lawn and are ideal for outdoor entertaining and a safe haven for young children. Viewing highly recommended.



Kings Close is a desirable, residential cul de sac off Broadoak Road in Bramhall and is within easy access of excellent schools, historic Bramhall Park and good public transport links for the commuter. This truly impressive and much loved home provides "future proof" living for an expanding family with additional development potential (subject to planning). Upon entering the home, you step through the front door which is set back within a convenient recessed storm porch and into a welcoming and inviting entrance hall with a turning staircase leading to the first floor and a useful downstairs WC. The entrance hall provides direct access to 3 fabulous size reception rooms including a front sitting room, rear lounge with feature Inglenook and French doors overlooking the rear garden, formal dining room which in turn leads to an open plan kitchen. To the first floor, a galleried landing with picture leaded window leads to 4 well proportioned bedrooms (2 with a range of fitted wardrobes) whilst a 4 piece family bathroom suite completes the first floor accommodation.

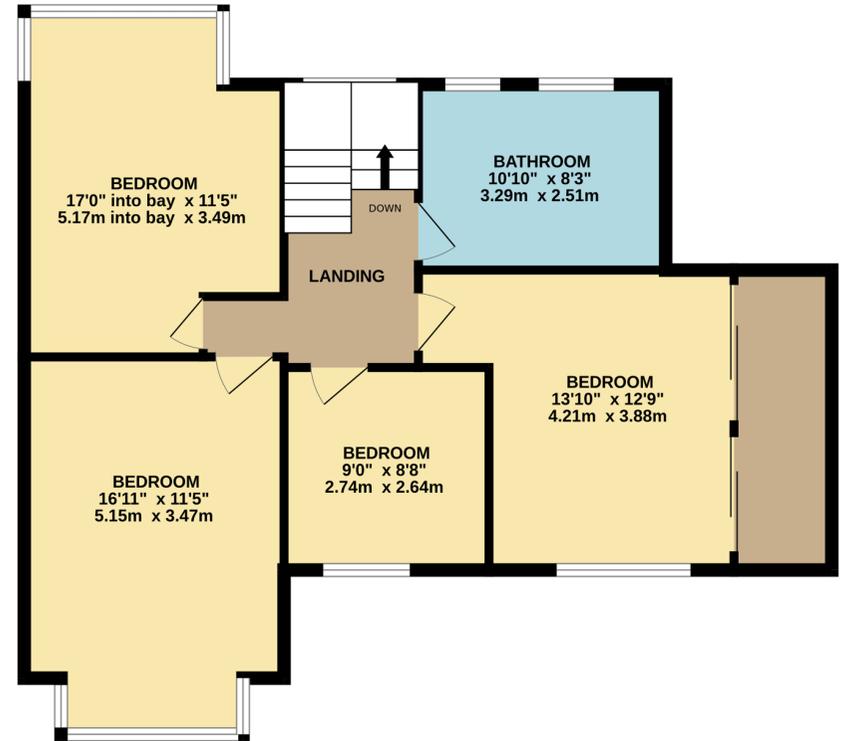


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.

1ST FLOOR
791 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1721 sq.ft. (159.9 sq.m.) approx.

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Important Information

- Council Tax Band: F
- Tenure:Freehold

EPC Rating

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