

12a Carrwood Avenue

Bramhall, Cheshire, SK7 2PX



mosley jarman





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£1,300,000

A stylishly presented and significantly improved, modern four bedroom, three bathroom detached family home situated in one of Bramhall's finest locations backing on to Carr Wood and within walking distance of Bramall Hall, Bramhall village and the train station. Enjoying a superb rear extension, and a large, beautifully landscaped rear garden, this lovely home offers deceptive accommodation over 3 floors, a large driveway and detached garage.

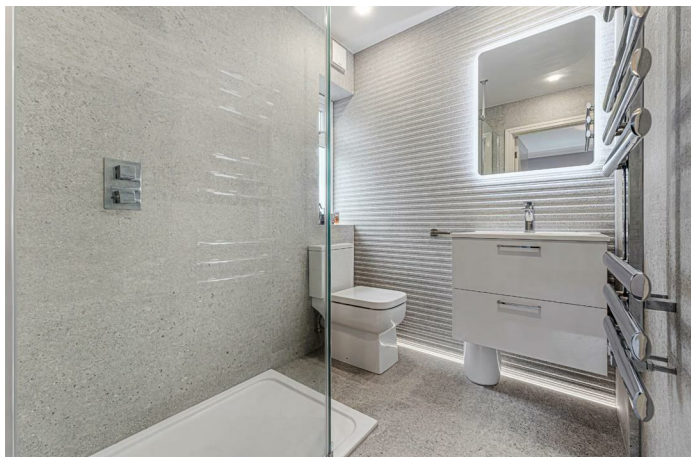
The accommodation which has been finished to a high standard by the existing owners includes a spacious hallway, downstairs w.c, glass stairwell (leading to each floor), spacious living room with a wonderful woodburning stove, stylish modern fitted living/dining kitchen with bi-folding doors and housing a large central island with granite worktop and a comprehensive range of units and integrated appliances. A separate utility room is just off the kitchen area. To the rear overlooking the exceptional gardens is a superb family room with vaulted ceiling, skylight windows and bi-folding doors opening to a raised decked terrace. At first floor level there is a spacious landing leading to three double bedrooms (one with a recently re-fitted en-suite) and a stylish, re-fitted family bathroom.

The second floor offers a guest bedroom suite with a separate dressing/ storage room, modern shower room and landing area. To the front of the property there is a long driveway providing ample off road parking and leads to a detached garage (with light and power). To the rear of the property there is a large patio area with steps down to a large private mainly laid to lawn garden. Freehold



- Stylishly presented detached family home
- Wonderful family room extension
- Three contemporary bathrooms
- Driveway leading to detached garage
- Spacious, modern living kitchen
- Four double bedrooms
- Large private rear garden backing on to Carr Wood
- Walking distance of Bramhall village/train station





Grounds and Gardens

To the front of the property there is a long resin-bound stone driveway providing ample off road parking and leading down the side to a detached garage (with light and power and a roller door to the front). To the rear of the property there is a raised terraced adjacent to the family room with steps down to a resin bound stone patio and the gardens beyond. Having been beautifully landscaped with contemporary paved pathways, striking, well stocked raised beds a second patio area and expansive lawned areas, it also enjoys mature hedge lined boundaries and backs on to Carr Wood.

Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall Hall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to

London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Important Information

Heating - Gas powered Central heating, some electric underfloor heating also.

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)

Water Meter - Yes

Freehold

Broadband providers - Openreach- FTTP (Fibre to Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three

Mobile providers- Mobile coverage at the property available with all main providers. (Some limited indoor and outdoor coverage).

**Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

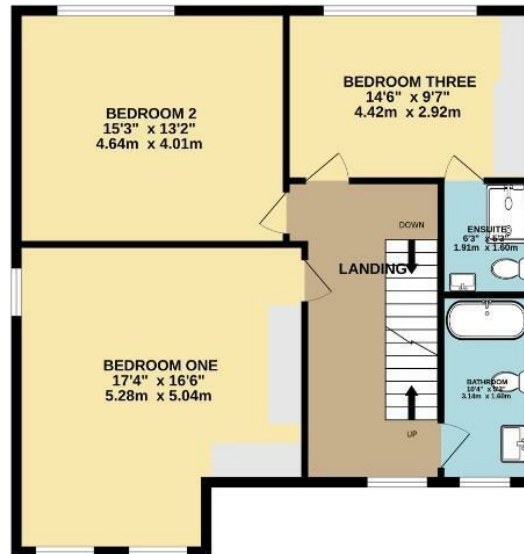
**Information provided by GOV.UK

Postcode:	SK7 2PX
What 3 Words:	cared.level.look
Council Tax Band:	G
EPC Rating:	C
Tenure:	Freehold

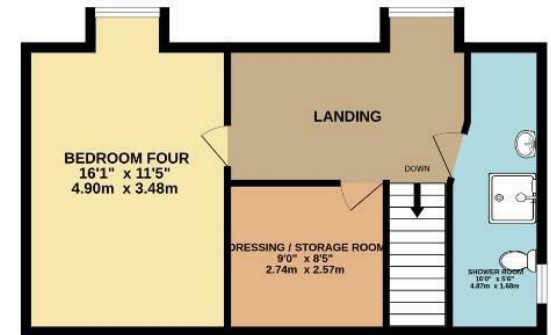
GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



2ND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 2390 sq.ft. (222.0 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.

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