





This stunning home, built by Lioncourt Homes in 2020, occupies one of the prime spots on a sought-after development, with an open outlook over the park, balancing pond and countryside beyond. It's ideally located with easy access to Bramshall Road park and the town's amenities, schools, and services close by.

Inside, the reception hall features Karndean wood-effect flooring, under-stair storage, and a cloakroom. Glazed double doors lead to a superb lounge with a modern electric fireplace and French doors opening to the rear garden. At the rear, the spacious open-plan living/dining kitchen boasts Quartz worktops, a breakfast bar, and high-end integrated appliances, with French doors to the garden. A separate utility room offers further convenience.

A flexible additional reception room serves as a family room, TV lounge, or home office. Upstairs, the large master bedroom with fitted wardrobes has an en suite, as does the second bedroom. The family bathroom includes both a bath and separate shower, and three additional bedrooms provide ample space, with one suitable as a study.

The property is set behind a spacious driveway with parking for multiple vehicles, plus a double garage. The landscaped rear garden features patios, lawns, and a purpose-built garden office with power and insulation, perfect for remote work or a hobby space.

Viewing strictly by appointment only.



## Hallway

With Karndean flooring throughout, staircase rising to the first floor landing with a useful under stairs storage cupboard, central heating radiator, doorbell chime, telephone point, alarm system, smoke alarm, thermostat, internal oak glass panel doors lead to:

## Lounge

With a UPVC double glazed window to the front elevation, UPVC double glazed French doors with adjoining glazed units leading to the rear patio, a bespoke focal point feature fireplace, TV aerial point and central heating radiator.

## Cloaks/WC

With low-level WC, wash hand basin with mixer tap and tiled splashback, central heating radiator and extractor fan.

## Open Plan Living/Dining Kitchen

The bespoke open plan living dining kitchen boasts triple aspect view to both side and rear elevations, the hub of the home features Karndean flooring throughout, the high specification kitchen features a range of matching base and eye level storage cupboards and drawers with Quartz drop edge preparation work surfaces. A range of integrated appliances include, fridge, freezer double oven/grills, 5 ring gas hob with matching extractor hood, sunken stainless steel sink and carved inset drainer, dishwasher, two central heating radiators, UPVC double glazed French doors leading to the rear patio, carbon monoxide detector and smoke alarm. Internal oak door leads to:



## Utility Room

With Karndean flooring throughout, central heating radiator, double glazed rear entry door leading to the rear patio, matching base and eye level storage cupboards, Quartz drop edge preparation work surface, sunken stainless steel sink with mixer tap and carved inset drainer, plumbing space for freestanding white goods and extractor fan.







### Study

With a UPVC double glazed window to the front elevation and central heating radiator.

### Landing

With access to loft space via hatch, smoke alarm, airing cupboard housing the hot water pressurised system, central heating radiator, internal oak doors lead to:

### Bedroom One

With dual aspect views to both rear and side elevations with 2x UPVC double glazed units, central heating radiator, built-in fitted wardrobes with sliding doors, mirrored fronts and comprising of hanging rails and shelving, oak door leads to:

### En-suite

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low-level WC, floating wash basin with mixer tap, double shower cubicle with waterfall showerhead and tiling to wall coverings, heated towel radiator, shaving point and extractor fan.

### Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, a range of built-in fitted wardrobes with sliding doors comprising of hanging rails and shelving, internal oak door leads to:

### En-suite Two

Featuring a three-piece shower room suite comprising of low-level WC, floating wash basin with mixer tap, double shower cubicle with waterfall showerhead and tiling to wall coverings, heated towel radiator, shaving point and extractor fan.

### Family Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a four piece family bathroom suite comprising of low-level WC, floating wash basin with mixer tap, bath unit with mixer tap and complementary tiling surrounding, double shower cubicle with folding glass screen, heated towel radiator, shaving point and extractor fan.

### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator and a range of built-in fitted wardrobes with sliding doors comprising of hanging rails and shelving.

### Bedroom Four

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Five

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Garden Room

A room which offers a multitude of purposes to the discerning buyer with 2x UPVC double glazed windows to rear and side elevations and a UPVC double glazed sliding entry door. The room is panel floored throughout, has power, spotlighting and independent electrical breakers. The room could service as a garden room retreat, study and/or office space.











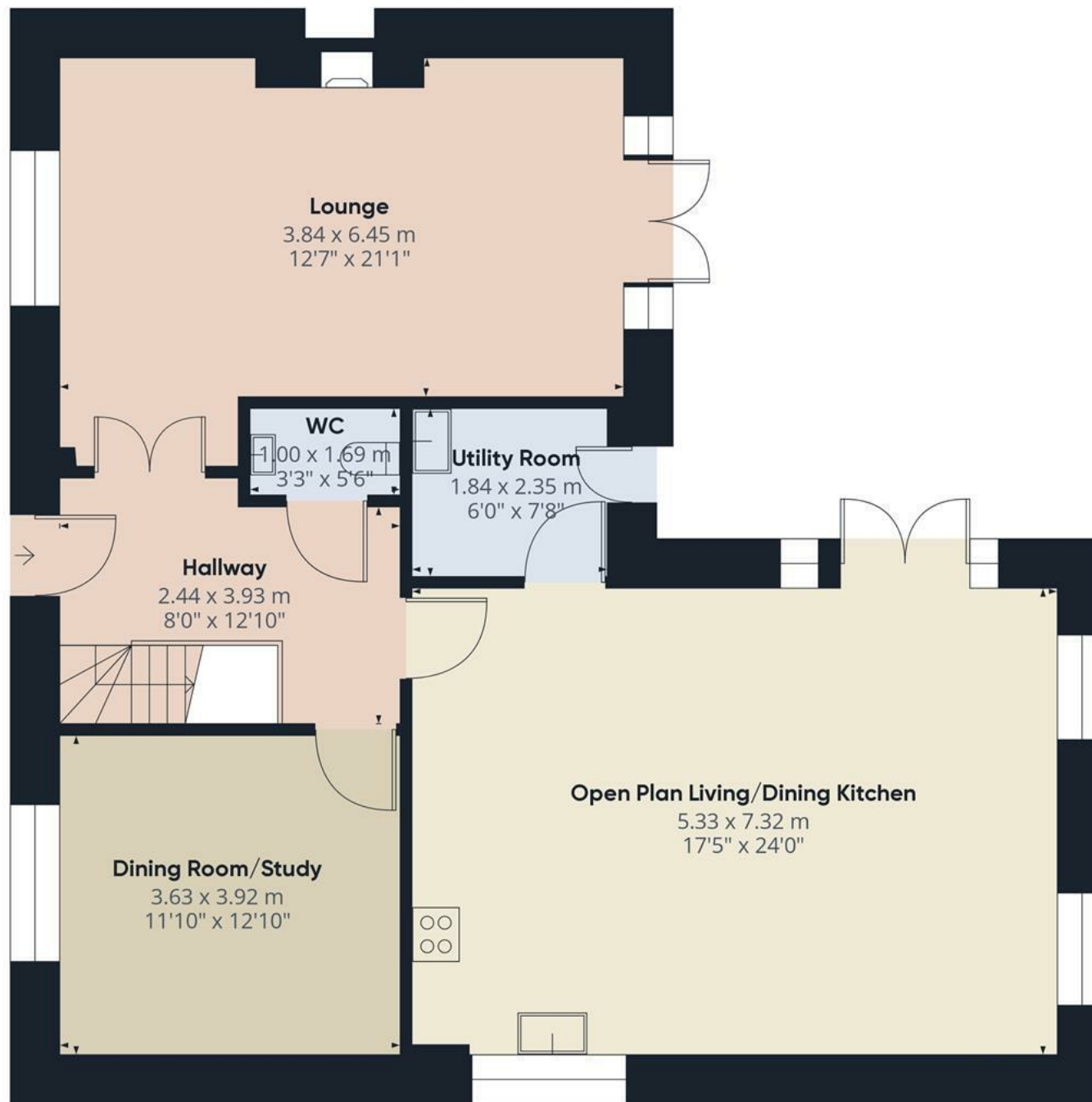






**ABODE**  
SALES & LETTINGS





Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**

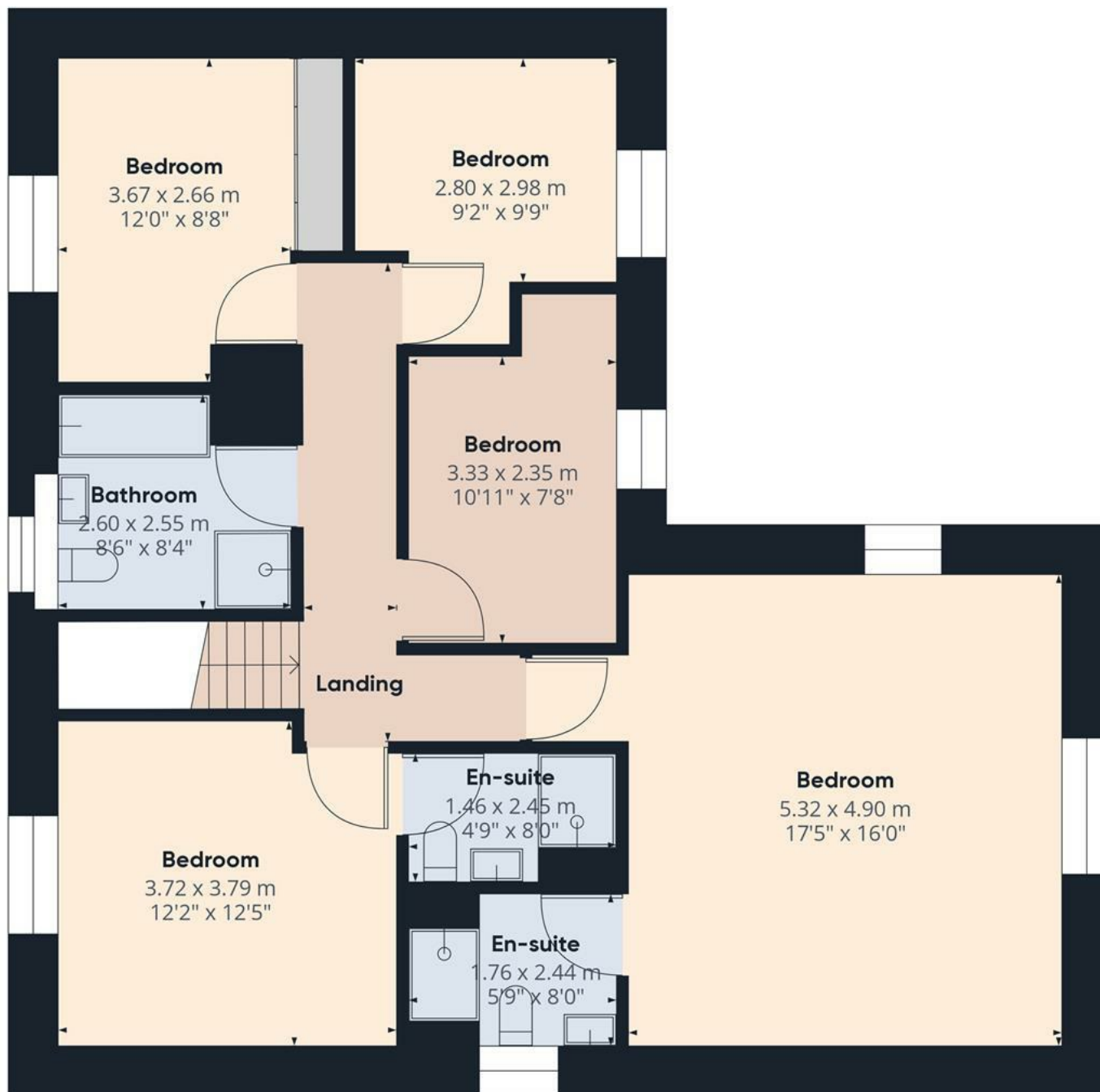
97.44 m<sup>2</sup>  
1048.84 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

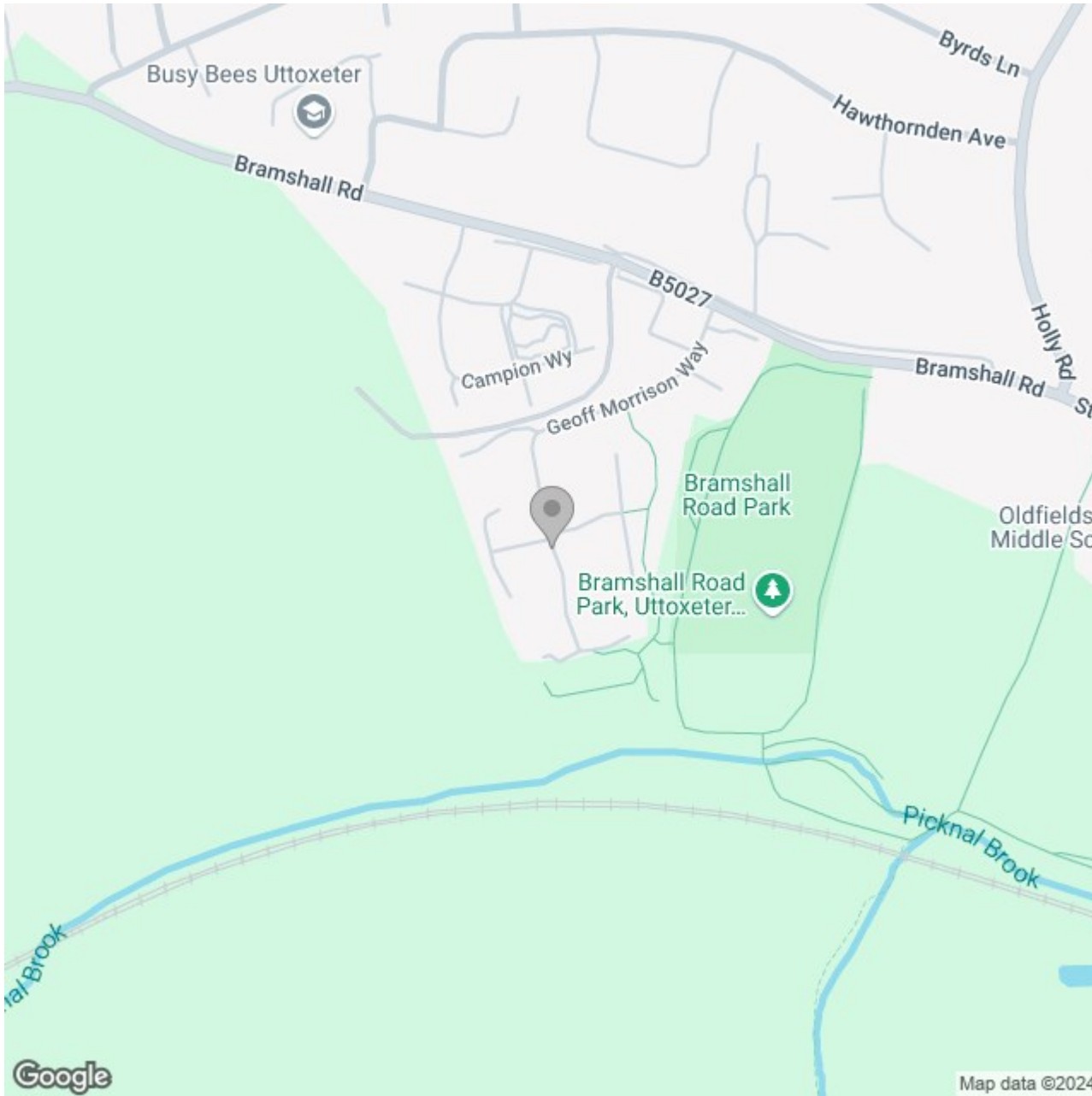
89.01 m<sup>2</sup>  
958.1 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>87</b>	<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	