





**\*\*FOUR BEDROOMS | SPACIOUS PRIVATE GARDENS |  
TWO EN-SUITES | TWO RECEPTION ROOMS &  
STUDY\*\***

Occupying a desirable position towards the end of a peaceful cul-de-sac in the highly sought-after village of Bramshall, this impressive four-bedroom detached family home offers generous and versatile accommodation throughout. Beautifully suited to modern family living, an internal viewing is highly recommended to fully appreciate all that this property has to offer.

The welcoming entrance hall provides access to a well-appointed kitchen, separate utility room, guest cloakroom/WC, formal dining room, spacious lounge, and a dedicated study, offering excellent flexibility for those working from home.

To the first floor, the property boasts four well-proportioned bedrooms, including two with en-suite shower rooms, alongside a contemporary family bathroom.

Externally, the property benefits from a driveway to the front, with side access leading to the generous rear garden. Mainly laid to lawn with a paved patio seating area, the private rear garden provides an ideal setting for outdoor entertaining, family life, and al fresco dining.



## Hallway

With telephone point, central heating radiator, smoke alarm, staircase rising to the first floor landing and internal doors leading to:

## Study

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

## Utility Room

With a UPVC double glazed at frosted side entry door leading into, base level storage cupboard with the wood block effect drop edge preparation worksurface and tiling surrounding, stainless steel sink and drainer with mixer tap, plumbing for freestanding undercounter white goods, Worcester Bosch central heating gas boiler, consumer unit and internal door leading to:

## Kitchen

With a UPVC double glazed window to the front elevation, useful under stairs storage cupboard, the kitchen features range of matching base and eyelevel storage cupboard and drawers with wood block effect drop edge preparation work surfaces with complementary tiling surrounding. A range of integrated appliances include integrated fridge and freezer, four ring stainless steel gas hob with oven and grill, stainless steel extractor hood, one and half stainless steel sink and drainer with mixer tap, plumbing space for freestanding undercounter white goods, central heating radiator and opening leading to:



## Cloaks/WC

With a low level WC, pedestal wash hand basin with tiled splashback, central heating radiator and extractor fan.

## Lounge

With a UPVC double glazed patio sliding door leading to the rear garden, the focal point of the room being the cast iron log burning fireplace with hearth and timber mantle, TV aerial point, central heating radiator x2, carbon monoxide detector, double doors lead to:







### Dining Room

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

### Landing

With access to loft space via loft hatch, airing cupboard with eye level shelving and central heating radiator, internal door lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, double and single built-in wardrobes with double shelving and hanging rails

### En-suite One

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, corner shower cubicle with waterfall showerhead and tiled coverings, extractor fan and spotlighting to ceiling.

### Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in double wardrobe with eye level shelving and hanging rails, internal door leads to:

### En-suite Two

Featuring a three-piece shower room suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, corner shower cubicle with glass screen, waterfall showerhead and complementing wall coverings, extractor fan, central heating radiator and spotlighting to ceiling.

### Bedroom Three

With a UPVC double glazed window to the rear elevation, central heating radiator and built-in double wardrobe with eyelevel shelving and hanging rail.

### Bedroom Four

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

### Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three piece bathroom suite comprising of low-level WC, panelled bath unit with showerhead attachment and tiling surrounding, pedestal wash hand basin with tiled splashback, extractor fan and central heating radiator.



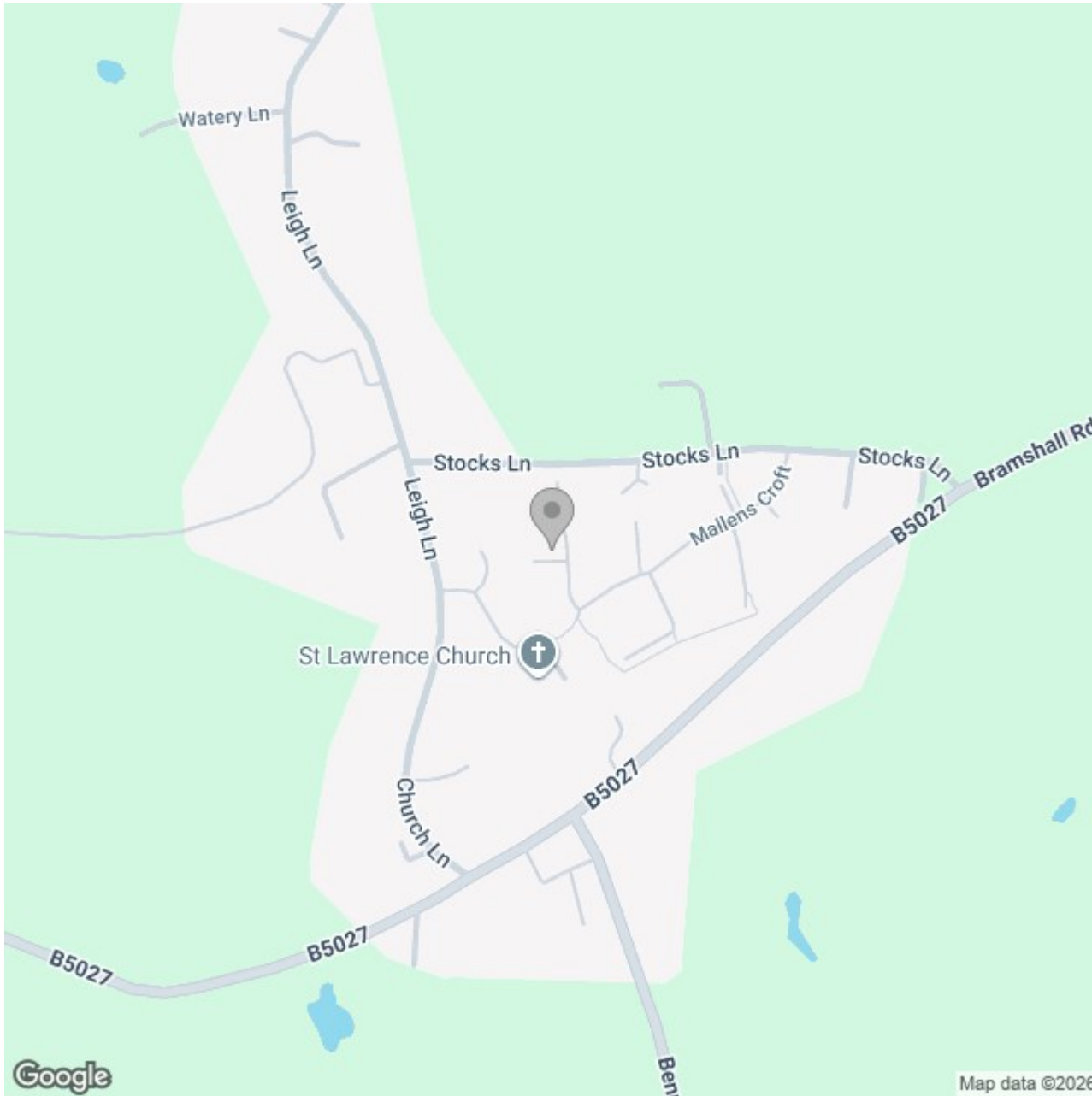












## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	