



## 11 Poppy Road, Wilmslow, Cheshire, SK9 4FZ

A spacious, modern four double bedroom, two bathroom, detached family home situated on the popular Stanneylands Development, constructed by the award winning developer David Wilson Homes.

The accommodation comprises of a large central hallway (with cloaks cupboard) off which all rooms lead. The heart of the home being the spacious dining kitchen, which is fitted with high gloss units, quartz worksurfaces & a comprehensive range of integrated appliances (AEG induction hob, AEG double ovens, Electrolux dishwasher and fridge freezer) & benefits from dual aspect (a bay window to the front elevation & French doors to the rear). Off the kitchen, there is also a useful utility room (with integral Electrolux washing machine and sink). The living room has triple aspect windows with French doors leading onto the rear garden. The ground floor also boasts a good sized study/craft room & downstairs WC.

Stairs ascend to the first floor landing which provides access to four spacious double bedrooms (all of which benefit from fitted wardrobes or storage) and airing cupboard. The master bedroom has dual aspect windows & a large en-suite shower room. The further three bedrooms are served by a family bathroom (comprising of a modern, four piece bathroom suite with bath & separate shower).

- Four double bedrooms & two bathrooms
- Bordering open countryside/ parkland.
- Large sociable kitchen diner.
- Off road parking for three vehicles.
- Freehold tenure.

**£675,000**

GROUND FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.3 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 ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	