

2 Colstone Close

Wilmslow, Cheshire, SK9 2TF



mosley jarman



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Guide Price £875,000

A substantial and well-presented five double bedroom, three and a half bathroom (two en-suite) double-fronted detached family home constructed by David Wilson Homes. The property offers spacious and versatile accommodation arranged over three floors and is offered for sale with no onward chain.

The ground floor accommodation comprises a welcoming entrance hall with a recessed double cloaks cupboard, a downstairs WC, a spacious dual-aspect living room featuring a bay window and bi-folding doors opening to the rear garden, a study/home office, and a well-appointed dining kitchen fitted with modern units and integral appliances, with French doors leading to the rear garden. A separate utility room with fitted cupboards and appliance space completes the ground floor.

On the first floor, the landing benefits from recessed airing and double linen cupboards and provides access to a guest bedroom suite with a dressing area fitted with wardrobes and a private en-suite bathroom. There are three further double bedrooms on this floor along with a stylish main bathroom.

The second floor offers an impressive main bedroom suite, including a large double bedroom with Velux-style roof windows, a spacious dressing room with fitted wardrobes, an en-suite shower room, and a sitting room featuring a recessed double storage cupboard.

The property benefits from UPVC double glazing & gas fired central heating.



- Detached family home with accommodation of three floors
- Five double bedrooms (all with fitted wardrobes)
- Dining kitchen
- Approximately 2400 square feet
- No vendor chain
- Corner plot
- Three bathrooms (two en-suite) and downstairs w.c.
- Spacious Living room with bi-folding doors
- Double garage
- Still under NHBC warranty



The Location

The property occupies a generous corner plot within the prestigious 'Bollin Park' development, located off Adlington Road in a superb location close to Wilmslow's amenities, schools, and excellent transport links.

The Grounds & Gardens

To the rear, a brick-paved driveway provides off-road parking for two vehicles and leads to a detached double garage, complete with light, power, and an electric up-and-over door. The front garden enjoys attractive open views over the green space opposite the house, while the enclosed and private rear garden is mainly laid to lawn, complemented by a paved patio area and gated access to the driveway and garage.

Important Information

Council Tax Band: G

EPC grade: B

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband**: Superfast Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage**: Good

Parking: Off road parking to the rear of the property.

Rights of Way & Restrictive Covenants: The vendors aren't aware of any rights of way or restrictive covenants.

Tenure: Freehold.

What 3 Words: ///years.energy.secure

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 2TF**

What 3 Words:

Council Tax Band: **G**

EPC Rating: **B**

Tenure: **Freehold**

GROUND FLOOR
836 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
796 sq.ft. (73.8 sq.m.) approx.



2ND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



CLARAGE
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 2551 sq.ft. (237.0 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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