

# 15 Fairbourne Drive

Wilmslow, Cheshire, SK9 6JF



*mosley jarman*



## 15 Fairbourne Drive, Wilmslow, Cheshire, SK9 6JF

**Guide Price £735,000**

Situated in a most desirable South Wilmslow address within a coveted small cul-de-sac off Knutsford Road, this stunning detached home boasts well-thought out spacious accommodation along with a convenient sought-after location.

Extended to the rear, the meticulously presented accommodation offers a large dining kitchen, generous reception rooms and then three double bedrooms to the first floor. Additionally, there is a secluded long lawned rear garden with a highly useful brick built garden room, ideal to be adopted as a home office, gym or hobbies room.

In brief, the accommodation consists of a welcoming entrance lobby with a handy wc, then a long hallway leads through double doors into the living room, which in turn opens into the huge extended family room and then the contemporary themed dining kitchen. Whilst a recent garage conversion provides a huge utility room/third reception or even a possible fourth bedroom.

Then off the wide landing are three generously sized bedrooms, with the principal bedroom having a luxurious wet room styled en-suite shower room, along with a modern fitted family bathroom off the landing.



- A STUNNING SOUTH WILMSLOW DETACHED HOME
- GENEROUSLY PROPORTIONED EXTENDED ACCOMMODATION
- TWO LARGE RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- LARGE UTILITY/THIRD RECEPTION ROOM
- HIGHLY DESIRABLE CUL-DE-SAC LOCATION OFF KNUTSFORD RD
- A LARGE SECLUDED REAR GARDEN WITH BRICK GARDEN ROOM
- AN EXTENDED CONTEMPORARY FITTED DINING KITCHEN
- TWO BATH/SHOWER ROOMS
- METICULOUSLY PRESENTED THROUGHOUT



### THE LOCATION

Perfectly positioned just off the prestigious, tree-lined Knutsford Road, 15 Fairbourne Drive enjoys one of Wilmslow's most desirable residential settings. This sought-after location offers the perfect balance of tranquillity and convenience, being within easy walking distance of outstanding ofsted rated Ashdene Primary School and just a short stroll or drive to Wilmslow town centre, with its excellent range of shops, restaurants, cafes and amenities. Superb transport links, including Wilmslow train station and easy access to the A34 and motorway network, make this an ideal setting for families and professionals alike.

### GROUNDS & GARDENS

The property is approached by an edged tarmac double driveway with good gated access to the side of the house, and then on to the rear. The rear garden is of a considerable size with full-width 'Indian' stone patio, then a large lawned area with an extremely useful and highly unusual brick built outbuilding, ideal for conversion to a garden office, gym/hobbies room, or just extra storage.

### IMPORTANT INFORMATION

Council Tax Band: F  
EPC: C

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

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

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

Mobile Coverage\*\*: Mobile coverage at the property available with all main providers\*.

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

Tenure: Freehold

\* 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 6JF**

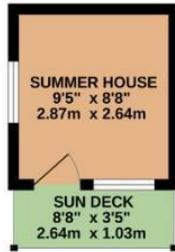
What 3 Words: **upon.tamed.fund**

Council Tax Band: **F**

EPC Rating: **C**

Tenure: **Freehold**

SUMMER HOUSE  
83 sq.ft. (7.7 sq.m.) approx.



GROUND FLOOR  
1003 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 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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