

39 Poppy Road

Wilmslow, SK9 4FZ



*mosley jarman*





**39 Poppy Road, Wilmslow, SK9 4FZ**

**Offers In Excess Of £650,000**

This recently constructed four-bedroom, two bathroom detached property was built by David Wilson Homes ("Bradgate") in 2022 and has been tastefully upgraded to a pristine finish by a local interior designer. The decor flows seamlessly from room to room giving a cohesive scheme complemented by chrome switches/fittings along with bespoke window shutters.

The accommodation in brief comprises of a central hallway, next to which is a spacious sitting room with bay window feature panelled walls. This aesthetic continues into the study/playroom opposite.

The living dining kitchen extends across the full width of the rear of the property. The kitchen has been fitted with contemporary matte finish cabinets, quartz worksurfaces & a fully fitted under stair pantry. The kitchen boasts fully integrated AEG appliances including oven, hob, extractor, fridge, freezer, dishwasher and wine cooler along with a washing machine in the utility room, as well as further space for a tumble dryer. French doors from the dining room provide access to the rear garden. The ground floor also benefits from a useful downstairs WC & separate cloak room.

Stairs ascend to the first floor leading to four good size double bedrooms. The principal bedroom has dual aspect windows, fitted wardrobes & an ensuite shower room. There are three further bedrooms (two having fitted wardrobes). The family bathroom has a three-piece bathroom suite, complete with full size overhead shower.

The property is fully double glazed & heated via combination boiler & pressurized hot water cylinder.

- Recently constructed four bedroom, two bathroom property
- Property under NHBC Warranty, 8 years remaining
- Freehold tenure
- Large garage with electric vehicle charging point
- EPC grade: B
- Enclosed South- East facing garden
- Turnkey specification/condition
- Bespoke interior design specification throughout
- Council Tax Band: F





### Location

The property is situated in a convenient semi-rural location with easy access to Wilmslow town centre with a plethora of high-end retailers, restaurants & bars. It also benefits from great transport links serviced by the A555 & A34 bypass, with Manchester Airport a 5-minute drive away.

Wilmslow train station is just one mile away & offers direct links to Manchester and London. Lacey Green Primary School & Wilmslow High School are within a short drive of the property.

Wilmslow is an affluent town located in Cheshire and is one of the most sought-after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between Alderley Edge and Handforth, where approximately another 8,000 people reside.

### Gardens & Grounds

Externally the garden is South East facing, enclosed and mainly laid to lawn and features a patio, perfect for alfresco dining. There is a driveway which leads through to a large detached brick built garage with electric plug sockets and separate electric car charging point.

### Fixtures & Fittings

All fixtures, fittings and furniture such as curtains, light fittings and blinds are excluded from the sale. Some may be available via separate negotiation.

### Important Information

Heating: Gas

Mains: Gas, Electric, Water

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

Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Premises).

Mobile Coverage\*\*: Mobile coverage with all networks likely.

Parking: Private driveway, garage & on street parking available. There is an EV charging point (untethered).

Rights of Way & Restrictive Covenants: No restrictive covenants to the vendors knowledge.

Accessibility: The kerb has been dropped to the front of the property. There is step free access to the front and rear.

Tenure: Freehold

Please note that there will be an Estate Rent Charge of £199 per annum - commencement date TBC.

\* 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 4FZ**

What 3 Words: **path.spring.claps**

Council Tax Band: **F**

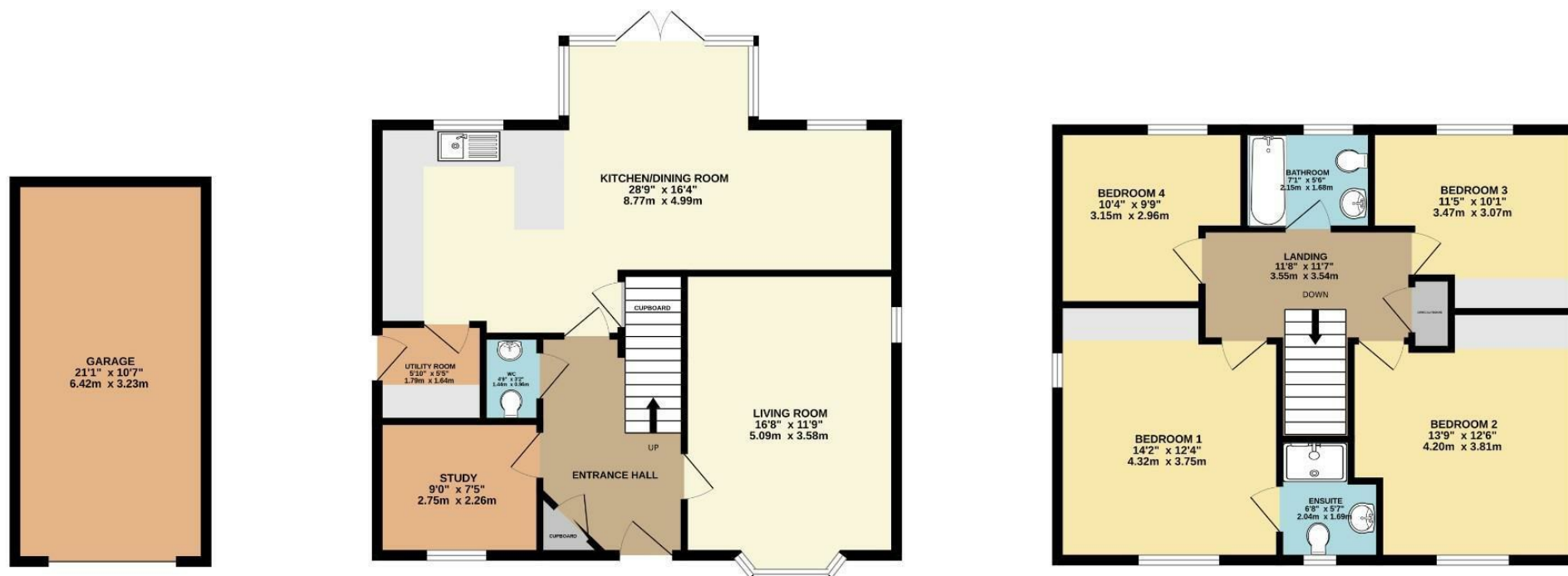
EPC Rating: **B**

Tenure: **Freehold**

GARAGE  
223 sq.ft. (20.7 sq.m.) approx.

GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR  
666 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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.

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