

# 5 Symmonds Close

Wilmslow, Cheshire, SK9 2TD



*mosley jarman*





## 5 Symmonds Close, Wilmslow, Cheshire, SK9 2TD

**£875,000**

A stunning, immaculately presented & recently extended five double bedroom, three bathroom, double bay fronted detached family home with stylishly presented accommodation arranged over three floors.

The accommodation comprises of a welcoming hallway which features a contemporary glass & oak staircase. The hallway leads through to a spacious formal sitting room with bay window & plantation shutters. The sitting room features bespoke paneled media wall with concealed storage & built-in TV.

The true heart of the home has to be this fabulous, recently extended living/dining/kitchen perfect for cooking, dining & entertaining. The room features a newly installed kitchen with striking central Island (incorporating a breakfast bar) two tone shaker style cabinets & quartz worksurfaces. The kitchen boasts a comprehensive range of integrated appliances including double ovens /steam oven, microwave/combination oven, fridge-freezer, dishwasher, wine fridge, induction hob with integrated extractor & an instant hot water tap. The room is flooded with natural light from the large roof lantern & bifold doors (the room also benefits from underfloor heating). The ground floor also benefits from a useful utility room which has space for washing machine & tumble dryer & a downstairs W/C.

Stairs ascend to the first floor landing where the principal bedroom suite has impressive proportions & features a dressing area with fitted sliding wardrobes, dual aspect windows & a large well-equipped en-suite shower room. The first floor also features two further double bedrooms (both with fitted wardrobes). These bedrooms share access to the stylish, well appointed main family bathroom.

Stairs ascend to the second-floor landing, this provides access to two further double bedrooms, (one with fitted wardrobes), both bedrooms share access to a well equipped shower room. The property is fully double glazed & has gas central heating via a combination boiler.

- Double bay fronted detached home with accommodation arranged over three floors
- Five double bedrooms (four with fitted wardrobes) & three bathrooms
- Double driveway with off road parking for at least four cars & detached garage
- Spacious dual aspect living room & impressive dining kitchen
- Quiet cul-de-sac location which forms part of aspirational modern development
- Recently extended to include a fabulous living dining kitchen
- South facing larger than average private & enclosed rear garden
- EPC rating - B / Freehold





### The Location

Symmonds Close forms part of the sought-after, executive 'Bollin Park' Development which is conveniently located close to Wilmslow town centre and train station (offering direct links to Manchester and London) and Wilmslow Academy (1.6 miles). 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 affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

### Garden & Grounds

The property sits with a larger than average plot. The double width driveway provides off road parking for at least four vehicles, plus a detached brick built double garage which has rubberised flooring.

The South facing rear garden is private, enclosed, mainly laid to lawn & features a beautiful, newly installed porcelain tile patio & raised flower beds.

### Important Information

Council Tax Band: G

EPC grade: B

Heating: Gas. Underfloor heating in hallway & kitchen/family room.

Mains: Gas, Electric, Water (meter).

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 Property).

Mobile Coverage\*\*: Mobile coverage with Vodafone likely, EE & O2 limited).

Parking: Off road parking to the front of the property. EV charger (owned, tethered).

Rights of Way & Restrictive Covenants: None.

Accessibility: Step free access to the front and rear of the property.

Tenure: Freehold.

Please note there is an estate charge of £80 per annum payable to Emerson.

\* 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 2TD**

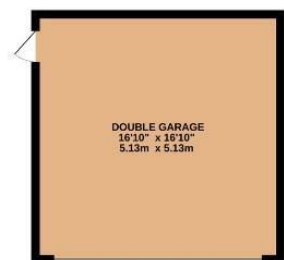
What 3 Words:

Council Tax Band: **G**

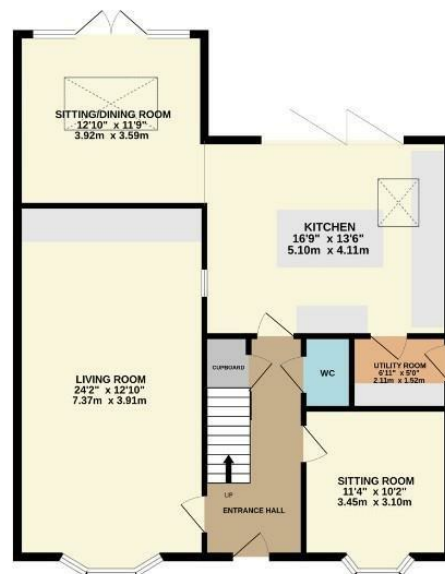
EPC Rating: **B**

Tenure: **Freehold**

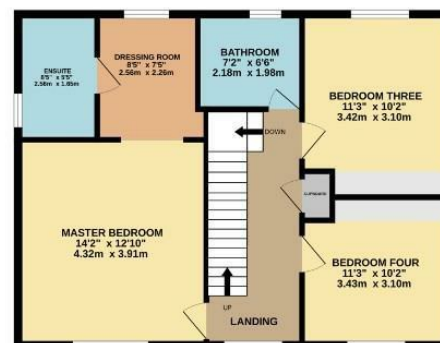
GARAGE  
284 sq.ft. (26.4 sq.m.) approx.



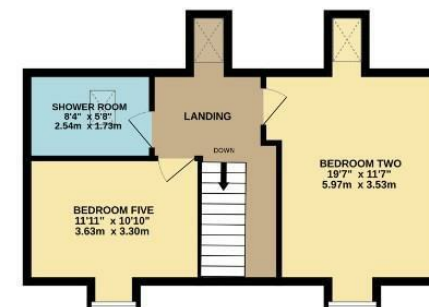
GROUND FLOOR  
993 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



2ND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 2333 sq.ft. (216.8 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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