

4 Orwell Close

Wilmslow, SK9 3UL



mosley jarman



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£695,000

Video Tour available- Situated in a peaceful and friendly cul-de-sac close to both Wilmslow and Handforth, this beautifully presented and extended five-bedroom, three-bathroom detached family home offers spacious and versatile accommodation in a highly convenient location. With easy access to Handforth's local shops, schools, and the nearby train station, this home is perfectly suited to modern family life.

The property features UPVC double glazing, gas-fired central heating, ample off-road parking, an integral double garage with an electric door and eaves storage, and well-maintained landscaped gardens that enhance its attractive kerb appeal.

Upon entering, you are welcomed by a generous hallway (with down stairs wc) that leads to a bright and comfortable living room. The dining room enjoys views of the garden through sliding doors, while a separate study provides an ideal space for a home office. The heart of the home is the spacious dining kitchen, fitted with contemporary wall and base units, high-quality integrated Neff and Bosch appliances, granite work surfaces, a dining area for informal meals, and a useful under-stairs pantry. A separate utility room offers further convenience and direct access to the integral double garage.

On the first floor, the landing provides access to the loft and an airing cupboard. The master bedroom benefits from fitted wardrobes and a stylish en-suite shower room. There are four further well-proportioned bedrooms, one of which also enjoys an en-suite, and a modern family bathroom completes the upstairs accommodation.

Combining tasteful presentation with a practical layout and a sought-after location, this impressive home offers everything needed for comfortable family living.

- Extended five bedroom detached • Cul de sac location family home
- Beautifully presented throughout • Three bathrooms (two en-suites)
- Two reception rooms plus separate study • Stylish dining kitchen
- Utility room & down stairs wc • Off road parking
- Integral double garage • Landscaped garden



The Grounds & gardens

To the front of the property, a driveway provides ample off-road parking and leads to the integral double garage. A neatly maintained front garden, laid to lawn, enhances the home's welcoming appearance. To the rear, the landscaped garden offers a private and attractive outdoor space, featuring a well-kept lawn, a paved patio ideal for outdoor dining and entertaining, and a variety of planted shrubs and borders that add colour and character throughout the seasons.

The Location

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.

Important Information

Council Tax Band: F

EPC grade: C

Heating - Gas central heating (radiators) & electric underfloor heating

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

EV charging point- Untethered

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

Broadband**: Openreach- FTTP (Fibre to the Premises). 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*. Some limited indoor coverage.

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

Rights of Way & Restrictive Covenants: TBC

Water Metre- Present at 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 3UL**

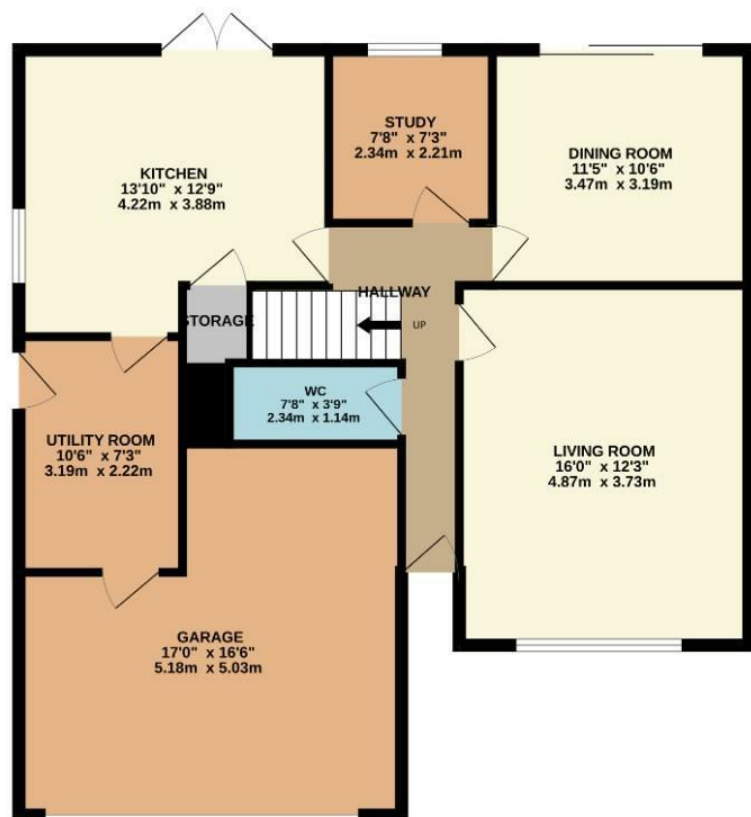
What 3 Words: **jets.hiding.stuck**

Council Tax Band: **F**

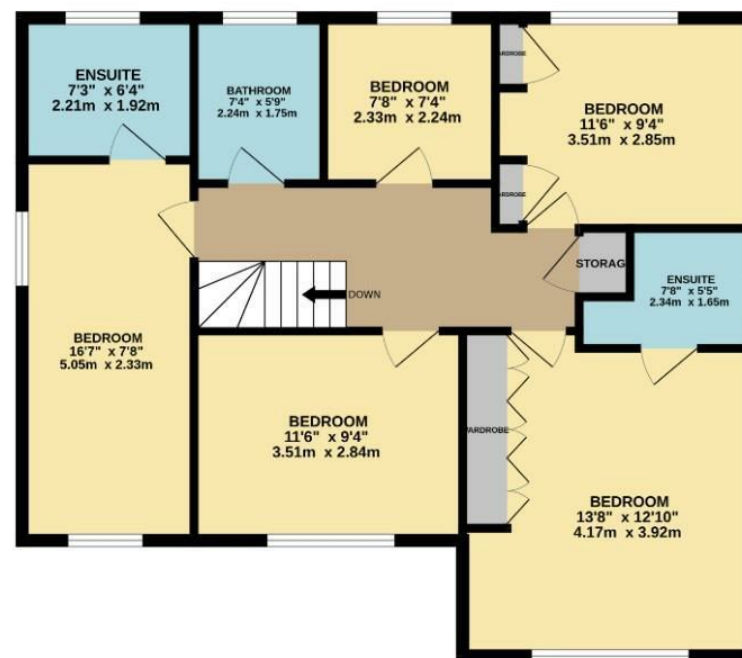
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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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