

1 Orchid Close

Wilmslow, SK9 4FY



mosley jarman



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£650,000

A beautifully presented four double bedroom, two bathroom detached family home, tucked away in a quiet cul-de-sac on the highly sought-after Stanneylands Development, built by award-winning developer David Wilson Homes. Occupying what is widely regarded as one of the best roads on the development, the property benefits from uPVC double glazing, gas central heating via a pressurised cylinder, off-road parking for two vehicles with EV charging point, CCTV, intruder alarm, and the remainder of a four-year NHBC warranty.

The well-planned accommodation comprises a welcoming entrance hallway with downstairs WC and storage cupboard, and a spacious living room featuring a bay window and additional under-stairs storage. To the rear of the property is a stunning open-plan dining kitchen, fitted with contemporary matching wall and base units, integrated appliances, granite work surfaces, and ample space for dining and family living. French doors open directly onto the garden, creating an ideal space for entertaining. A separate utility room completes the ground floor.

To the first floor, the landing provides loft access and leads to a generous principal bedroom with fitted wardrobes and a stylish modern en-suite shower room. There are three further double bedrooms and a sleek family bathroom fitted with a three-piece suite, heated towel rail, and separate shower enclosure.

- Four double bedroom detached family home
- Located on the highly sought-after Stanneylands Development
- Off road parking for two cars & EV charge point
- Two bathrooms
- Landscaped garden
- Cul de sac location
- Beautifully presented throughout
- Stylish dining kitchen
- Down stairs wc & utility room
- Freehold



The Grounds & Gardens

To the front of the property, a driveway provides off-road parking for two vehicles and includes an EV charging point, along with access to the integral garage. The generous front garden is mainly laid to lawn, and a side gate offers convenient access to the rear.

The rear garden is predominantly laid to lawn and features raised planting beds, a patio seating area, and a pergola, creating an ideal space for outdoor dining and entertaining. There is also a hardstanding area to the side with a timber shed providing useful external storage.

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: B

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. 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 & outdoor coverage.

Parking: Off road parking available & electric charge point

Rights of Way & Restrictive Covenants: TBC

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 4FY**

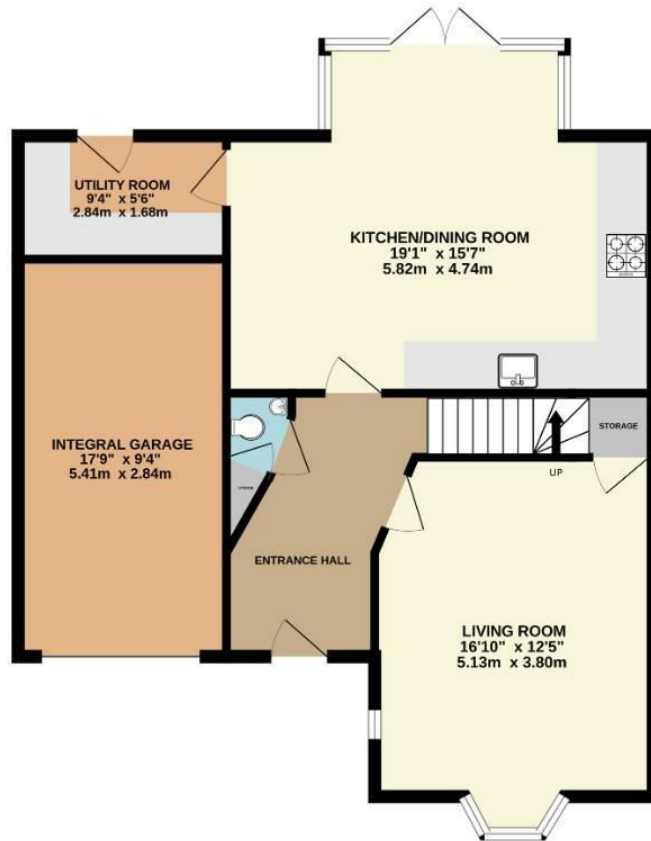
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Council Tax Band: **F**

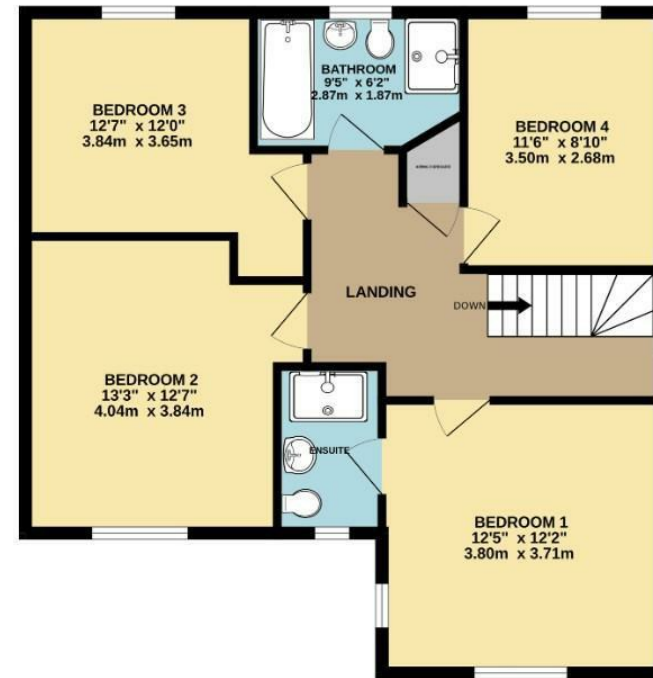
EPC Rating: **B**

Tenure: **Freehold**

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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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