

3 Grimshaw Close

Wilmslow, Cheshire, SK9 2TR



mosley jarman



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£595,000

An outstanding and highly attractive extended modern detached home, situated within the popular Taylor Wimpey 'Heathfield Farm' development with the added benefit of a home office garage conversion.

Still in its infancy, this superb Cheshire brick detached house occupies a highly sought-after position with an open aspect to the front, whilst the development provides an easy access to a local parade of shops at Summerfield Village Court and the A34 By-Pass, proving most useful for the commuter.

Internally, the next to new accommodation consists of a welcoming hall with cloakroom w.c., then a separate living room and a stylish dining kitchen with a handy utility room, then access into the rear sitting room extension. A short walk is then offered leading to the fabulous rear garage conversion, currently used as a home office/study.

Whilst to the first floor, there are four bedrooms with an en-suite to the principal bedroom and a fitted bathroom off the landing.



- STYLISH FOUR BEDROOM DETACHED HOME
- RECENT HOME OFFICE/GYM GARAGE CONVERSION
- OFF ROAD PARKING, EC CHARGER & DETACHED GARAGE
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- UPGRADED ACCOMMODATION WITH REAR EXTENSION
- FORMING PART OF THE DESIRABLE HEATHFIELD FARM DEVELOPMENT
- TWO BATH/SHOWER ROOMS
- STYLISH FITTED DINING KITCHEN AND UTILITY
- OPEN ASPECT TO THE FRONT



THE LOCATION

3 Grimshaw Close enjoys a highly desirable position within the sought-after town of Wilmslow, nestled in a quiet residential cul-de-sac that offers both privacy and a strong sense of community. The property benefits from excellent connectivity, with convenient access to the vibrant town centre, reputable local schools, and a range of boutique shops, cafés, and amenities. Its location also provides easy links to Manchester and London via nearby transport routes, making it ideal for commuters while retaining the charm and tranquillity of suburban living.

GROUNDS & GARDENS

The property is approached over a long front driveway providing valuable off-road parking with EV charge point and leading to the rear garage store. The rear garden is enclosed, mainly lawned with a flagged patio area and planted shrubs and borders. There is also to the rear half of the detached garage which has been converted into a stylish home office/gym.

IMPORTANT INFORMATION

Council Tax Band: E
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. Very low risk of surface water flooding.

Broadband^{**}: Openreach & Virgin Media- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for 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- TBC

Estate charge - There is an estate charge. Amount 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 2TR**

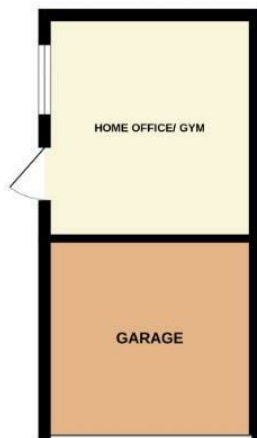
What 3 Words: **suffer.online.learn**

Council Tax Band: **E**

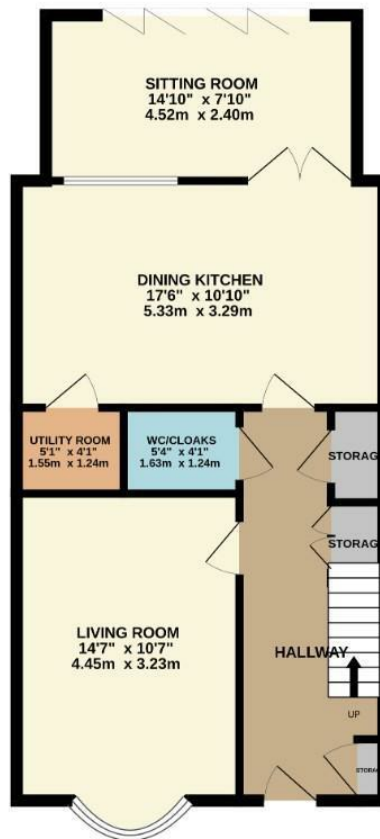
EPC Rating: **B**

Tenure: **Freehold**

GARAGE
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR
637 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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