





# 11 SANDRINGHAM WAY BOLEYN PARK WILMSLOW SK9 5QJ

**\*\* INNOVATIVE, STYLISH AND VERSATILE \*\*** There maybe a number of beautifully presented detached properties located in and around Wilmslow, however, there are very few that could match this unique property in terms of space, style and quality. Located in a highly desirable residential area within a short stroll of the town centre, enjoying a close proximity to excellent schools and the countryside. Having been extended and refurbished by the current owner during their occupation, this stunning home ( circa 2000 sq ft) has been transformed into a quite splendid and highly distinguished home of considerable merit, the present owner has given careful consideration to its detail as to provide a perfect balance for the new owners. The interior design is a subtle combination of the traditional and the contemporary and for those who appreciate that compromise in style really should direct their attention to this property. Enjoying many characteristics such as vaulted ceilings and Indian stone floors alongside more contemporary features such as a fabulous open plan re-fitted kitchen/living area, bi-fold doors, stylish luxury bathroom and en-suite facilities. In brief outline:- Reception Hall with Indian Stone floor, downstairs Shower room/W.C/utility room, family room/home office and a stunning re-fitted kitchen with marble work surfaces and island unit. Ample space for large eight person dining room with elegant living room off. To the first floor are two double bedrooms, en-suite and a stylish re-fitted bathroom. To the second floor is a versatile and fabulous suite with vaulted ceiling. There is a bedroom, sitting room ( could be made to be a further bedroom) with dressing area and a fabulous re-fitted shower room. Ample off road parking to the front whilst to the rear is a large patio garden that enjoys the afternoon and evening sun.

## DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road to the traffic lights and turn left into Water Lane. Proceed along Water Lane, and turn second left into Wycliffe Avenue, proceed to the top to Boleyn Park, and bear left into Sandringham Way.

## Entrance Porch

Indian stone flagged floor and door to reception hall.

## Reception Hallway

Indian sgstone flagged floor, radiator with lattice front cover, uPVC double glazed window to side and stairs to first floor.

## Family Room/Home Office

16'9" x 7'6"  
uPVC double glazed box bay window to front, radiator, recessed ceiling spotlights and Indian stone flagged floor.

## Cloakroom

6'0 to robe front x 2'11"  
Indian stone flagged floor, built in storage cupboard, walk in cloaks hanging space. door through to inner lobby.

## Inner Lobby

Built in storage cupboards.

## Downstairs Shower Room/Utility

Walk in shower and low level wc. Base unit with stainless steel sink unit with work surface over and space below for washing machine, dryer, fridge and freezer with shelving over and Indian stone floor. Squared archway to kitchen.

## Large Breakfast Kitchen

24'5" x 13'8"  
Extended and refitted with a beautiful range of base and wall units with marble work surfaces over, Neff four ring induction hob, built in Neff combi oven and microwave, with plate warmer below. Island unit with twin underhung sinks units with mixer tap and built in cupboards below, including Neff dishwasher with matching cupboard fronts (electrics for a hot tap). Bi fold doors to rear and ample space for 8 person dining table. Vaulted ceiling fitted with three skylights

## Family Room

13'8" x 12'2"  
Double glazed picture window to side, recessed ceiling spotlights, laminate wood floor. Squared arch from kitchen.

## FIRST FLOOR Landing

uPVC double glazed windows to side and rear. and laminate wood floor. Stairs to second floor.

## Bedroom Two

12'2" to wardrobe front x 9'1"  
Double bedroom with uPVC double glazed window to front, radiator and range of fitted wardrobes. Squared arch to en suite.

## En Suite

Walk in shower, low level in concealed with cistern, wash hand basin with chrome mixer, cupboard housing Gledhill water pressure system.

## Family Bathroom

10'7" x 7'6"  
Panelled bath, walk in shower with overhead and handheld body wash shower heads, vanity wash hand basin with drawers below, airing cupboard, uPVC double glazed window to rear and chrome heated towel rail.

## Dual Aspect Bedroom Three

13'8" x 12'2"  
uPVC double glazed windows to front and rear, fitted wardrobes with sliding mirror doors, stripped and painted timber floor and radiator. Ample space for super king size bed.

## TOP FLOOR SUITE

## Bedroom

13'8" x 12'2"  
Dual aspect with box bay window to front, uPVC double glazed window to rear, vaulted ceiling, radiator, recessed ceiling spotlights and feature exposed beams. Ample space for a super king size bed.

## Sitting Room

15'2" x 13'8" incl stairs  
uPVC double glazed doors and Juliette balcony to rear. Vaulted ceiling with exposed beams.

## Dressing Area

12'2" x 7'6"  
Vaulted ceiling with exposed beams, uPVC double glazed vbox bay window to rear and radiator. Squared archway to en suite.

## En Suite

10'7"x 6'0"  
Walk i shower, low level wc, table top wash hand basin with vanity drawers below and uPVC double glazed window to front.

## OUTSIDE

## Garden

There is ample parking to the front of the property, whilst to the rear is a low maintenance flagged garden of an excellent side with timber fencing, and gated access to side and rear.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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