jordan fishwick

194 Palatine Road, M20 2WG
Guide Price £1,500,000

Palatine Road Didsbury
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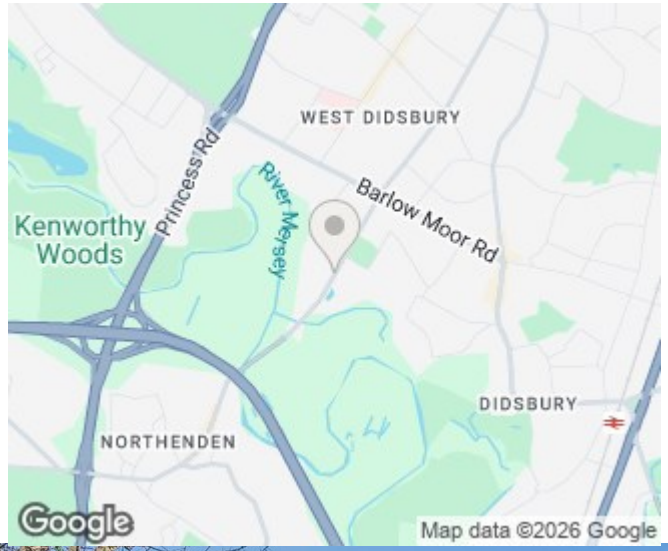
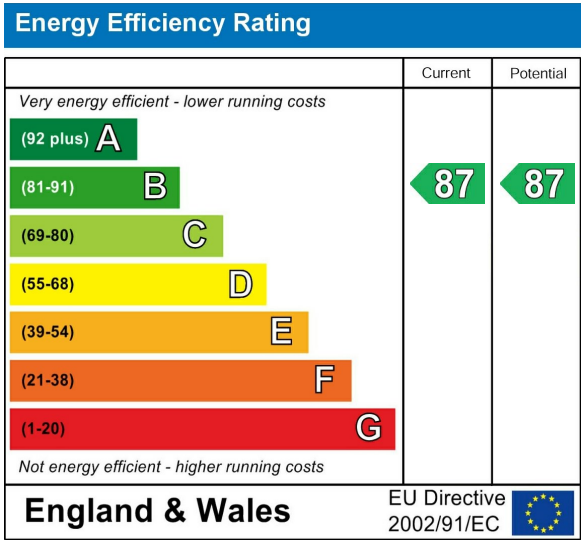
A stunning detached family home forming part of an exclusive gated development known as 'Rookery Gardens', with easy access to the villages of both Didsbury & West Didsbury.

Presented to the highest of standards with over 3,000 sq ft of beautifully presented living space over three floors, the property must be viewed to fully appreciate, with numerous noteworthy features including a wonderful open plan family area with a cutting-edge Harvey Jones kitchen with boiling tap and Bora Hob, large island with seating, log burning stove, Dolby 4.1 surround sound media unit, and bi-fold doors to the rear landscaped garden, welcoming entrance lobby with bespoke furniture, separate generous dining room, Lutron Lighting system downstairs. five spacious double bedrooms, the master being particularly large with a bespoke dressing room and designer en-suite bathroom, two further luxury bathrooms, underfloor heating, built-in eaves storage, landscaped gardens to the front & rear, ample parking and a separate detached garage. In addition, there is a Sonos sound system throughout with Control 4 App control.

Externally to the front there is a private gated walled terrace which enjoys the morning sunshine, off-road parking and a detached garage whilst to the rear is a modern, low maintenance, landscaped private West facing garden with heated covered seating area, water feature, built-in outdoor seating, gas fire pit and a built-in American style BBQ with mains gas supply.

- Stunning detached family home
- Beautifully presented living space over 3,000 sq ft
- Five double bedrooms
- Three luxury bathrooms
- Large open plan Harvey Jones family kitchen
- Separate generous dining room
- Impressive entrance & downstairs WC
- Bespoke fitted furniture
- Landscaped gardens & detached garage
- Select gated development

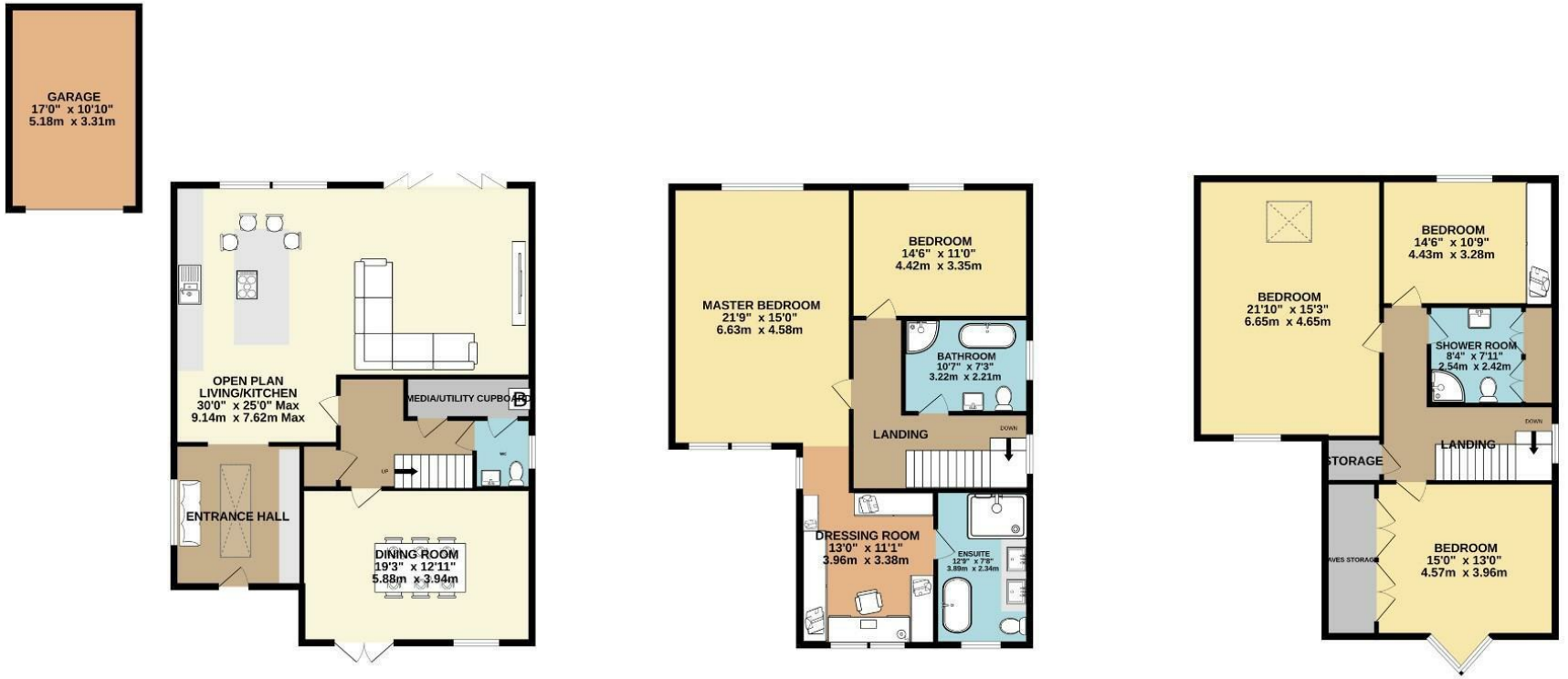




GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.

1ST FLOOR
973 sq.ft. (90.4 sq.m.) approx.

2ND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 3238 sq.ft. (300.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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