



*jordan fishwick*

37 Sandhurst Drive, SK9 2GP  
Guide Price £585,000

## Sandhurst Drive Wilmslow SK9 2GP

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This impressive and contemporary detached family home is situated within the extremely popular 'Villas' development. The EXTENDED accommodation must be viewed in order to avoid disappointment. The downstairs accommodation comprises in brief: Entrance hallway, downstairs W.C., bay fronted living room with gas fire, double doors leading to the separate dining room which has further french doors to rear gardens and additional access to the kitchen. The extended kitchen diner has a large central island unit and space for a dining room table and chair set and Upvc double glazed patio doors to the rear garden. Useful utility room offering additional storage. To the first floor the accommodation comprises: Stairs/landing, master bedroom with contemporary fitted furniture and refitted en-suite shower room, three further attractive bedrooms and a refitted family bathroom suite. To the front there is a driveway which provides off road parking and leads to the single integral garage. The garage offers versatile storage and has space for a tumble dryer and washing machine. To the rear there is a well tended garden which is mainly laid to lawn with stone paved patio area offering an ideal entertaining space. Internal viewing essential.

### Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank and continue through the next set of lights onto Manchester Road to the Bollin Valley roundabout. Bear right onto the A538 and turn left onto the A34 bypass. Take the first exit signposted Dean Row and at the roundabout turn left onto Dean Row Road and into The Villas, Alveston Drive and second left into Sandhurst Drive.

### Entrance Hallway

uPVC double glazed front door. Laminate flooring and staircase to first floor. Access to living room, kitchen/diner, downstairs wc and integral garage.

### Lounge

16' x 10'11

uPVC double glazed windows to front, radiator, feature fireplace with inset gas fire, decorative ceiling cornicing, television aerial point and double doors to dining room.

### Dining Room

10'11 x 9'1

uPC double glazed french doors to rear garden, radiator and access to kitchen/diner.

### Kitchen Diner

15'9 x 14'4

Extended kitchen diner fitted with a range of base and wall units with work surfaces over incorporating single bowl stainless steel sink unit, and central island unit with integrated five ring gas hob. Range of integrated appliances including fridge and freezer, dishwasher and oven, uPVC double glazed French doors to rear garden and access to the utility room.

### Downstairs W.C

Low level wc, corner wash hand basin and laminate flooring.

### Utility Room

5'2 x 5'

Fitted with a range of base and wall units, small sink unit, space for appliance and uPVC double glazed door to side.

### Garage

With up and over door and providing a useful storage space with wall mounted gas central heating boiler and space for tumble dryer and washing machine.

### First Floor Landing

With access to all four bedrooms and family bathroom.

### Bedroom One

16'3 x 11'2

Double bedroom with double glazed bay window to front, built in fitted wardrobes and vanity unit, radiator and access to en suite.

### Ensuite

Modern en suite comprising corner shower enclosure with shower over, wash hand basin, low level wc, tiled walls and floor, uPVC double glazed window to front and towel rail.

### Bedroom Two

13'11 x 11'2

Double bedroom with uPVC double glazed window to front, built in fitted wardrobes and radiator.

### Bedroom Three

9'3 x 8'1

uPVC double glazed window to rear and radiator.

### Bedroom Four

9'2 x 7'8

uPVC double glazed window to rear and radiator.

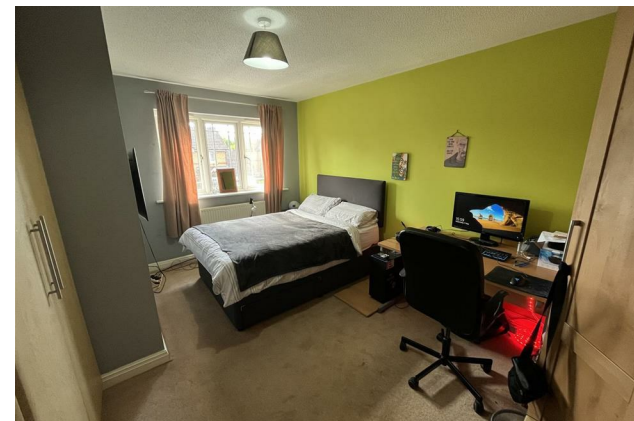
### Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin, tiled floor and walls, uPVC double glazed window to rear.

## OUTSIDE

### Garden

To the front of the property the driveway provides off road parking, whilst to the rear the garden is mainly laid to lawn with a large paved patio area, side gate to access the front of the property and a useful storage shed.

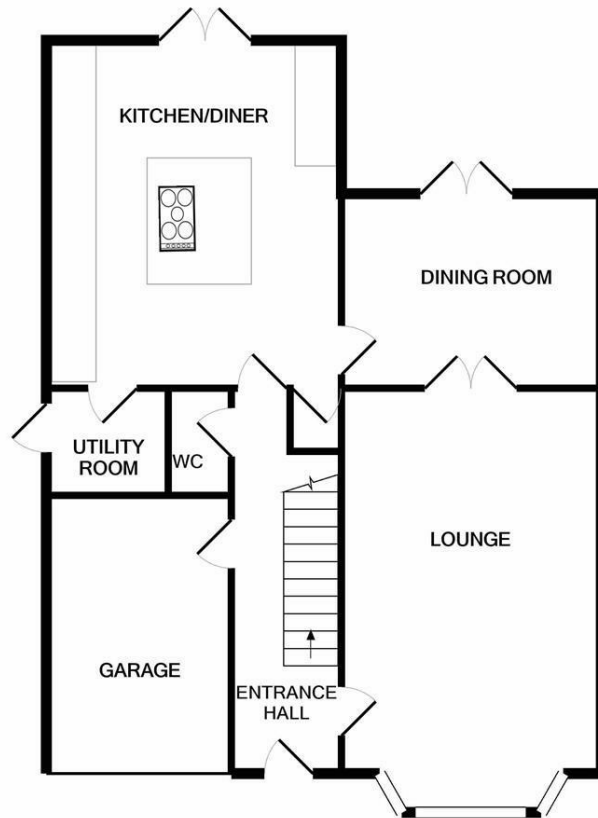


- Popular 'Villas' Development
- Four double bedrooms
- Detached
- Downstairs W.C
- Extended Kitchen
- Great Garden
- Garage and Off Road Parking
- Close to local amenities

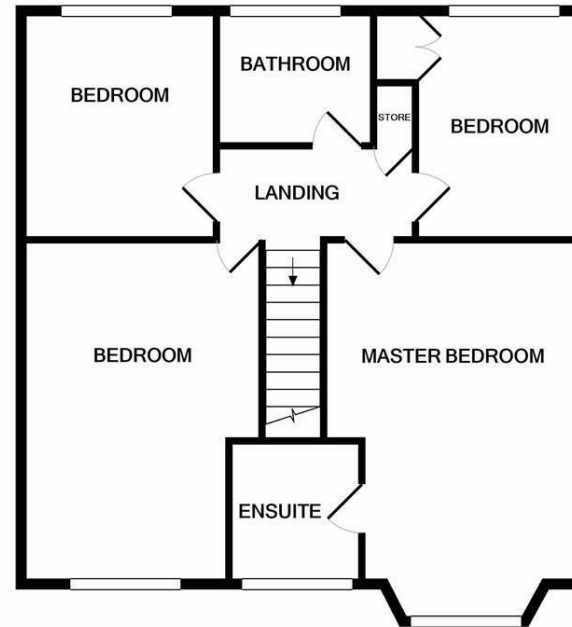


| Energy Efficiency Rating                    |                                                                                                                |           |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|
|                                             | 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<br>2002/91/EC  |           |





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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