

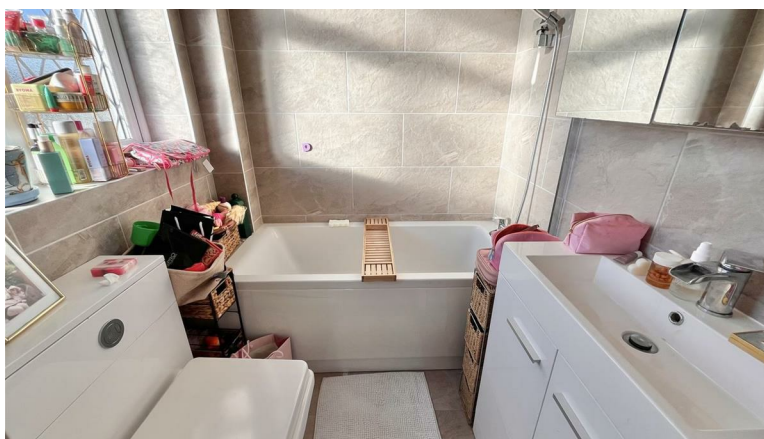


**Jordan fishwick**

7 REYNOLDS MEWS WILMSLOW SK9 2NR  
Guide Price £514,950

## 7 REYNOLDS MEWS WILMSLOW SK9 2NR

This extended three / four bedroom property is located on a quiet cul-de-sac on the popular Summerfields development offering easy access to the A34 bypass and Wilmslow. This property has been altered by the existing owners featuring a large walk-in wardrobe located off the principal bedroom (historically bedroom four). In brief the property comprises a generous entrance hallway with built-in storage cupboard. There is a large open plan living and dining space with a set of internal glazed double doors leading through to the family room (Rear extension). The family room has a set of French patio doors leading to the rear garden and oak wood flooring. The kitchen is fitted with a range of modern and stylish base and high-level units with complementary work surfaces. Accessed via the kitchen is a utility room providing space for additional appliances and leads to a downstairs WC and to the integral garage. The garage provides additional storage space and features an electric up and over garage door and a modern gas boiler and a separate floor mounted mega flow tank, which ensures constant water pressure. Located on the first floor there are three double bedrooms. The principal bedroom benefits from a large walk-in wardrobe (previous bedroom four) and is fitted with a variety of storage solutions. The principal bedroom also benefits from a modern ensuite shower room. Bedroom two also benefits from an ensuite bathroom (formerly the family bathroom) which is fitted with a further modern and stylish three-piece white bathroom suite. Externally to the rear of the property the garden is enclosed laid mainly to lawn with mature borders and patio area, whilst to the front of the property there is a driveway which provides off-road parking for several vehicles. A historical planning permission was approved (now lapsed) proposing a first floor extension to form additional bedroom, bathroom and alterations to form an ensuite.



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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		