



jordan fishwick

2 HARROW CLOSE REGENTS PARK WILMSLOW SK9 2GX
Guide Price £849,950

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This wonderful five bedroom home is situated within a corner cul de sac position amongst this extremely popular development to the North of Wilmslow. The property has been improved throughout via the current vendor and boasts well proportioned accommodation. Internally the ground floor comprises in brief: Entrance hallway, cloakroom and W.C., living room, separate dining room, contemporary kitchen and breakfast/family room, utility, conservatory and a study/playroom. To the first floor the accommodation comprises: stairs/landing, master bedroom with fitted wardrobes and en-suite, second good size bedroom opening through to dressing room and an en-suite, three further bedrooms and a family bathroom. The property was constructed with a double garage and the current vendor is using half as a storage/further possible reception room. Externally there is a well proportioned lawned garden with well defined boundaries and there is a good size storage outbuilding. Viewings essential.

Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the first set of traffic lights. Keep to the right of Barclays Bank and at the next set of traffic lights continue straight across onto Manchester Road and at the Bollin Valley roundabout turn right and then left onto the A34 bypass. Continue along the bypass and turn first left signposted Dean Row and at the roundabout turn first left into Kingsbury Drive and follow the road round to Harrow Close.

Entrance Hallway

With tiled floor, radiator, ceiling coving, stairs to first floor. Door to cloakroom/wc

Cloakroom

W.C. Low level wc, ladder style heated towel rail, tiled floor, tiled splashbacks, fitted wash hand basin, frosted window to side.

Living Room

20'0" x 13'5" recess With a contemporary and attractive finish, wall mounted modern gas fire, uPVC french style doors open to rear garden, ceiling coving, spotlights to chimney recesses, two radiators.

Dining Room

12'3" x 12'0" A well proportioned room with uPVC double glazed window to rear, ceiling coving, radiator. Door to kitchen.

Playroom/Study

11'10" x 7'11" Bay window to front, radiator.

Kitchen

10'6" x 10'6" Fitted with a range of base and wall units with granite work surfaces over, one and a half bowl sink unit, integrated dishwasher, five ring gas hob with extractor hood over, tiled floor, spotlights, fitted oven and microwave oven, tiled splashbacks. Door to utility.

Morning Room/Family Room

12'2" x 9'11" Tiled floor, uPVC french style doors open to conservatory, radiator, ceiling coving. Open through to kitchen.

Utility

10'8" max x 5'0" Base unit with roll top work surface, tiled splashbacks and flooring, uPVC double glazed door to side, uPVC double glazed window to side, recess and plumbing for washing machine.

Conservatory

11'2" x 10'10" Tiled floor, uPVC double glazed windows overlook rear gardens, uPVC french style doors open to rear garden, radiator.

Stairs/Landing

Fitted storage/cylinder cupboard.

Bedroom One

17'6" max recess x 16'11" Two double glazed windows to front, radiators, fitted wardrobes.

En-Suite

Fitted shower cubicle, low level wc, vanity style wash hand basin with further storage under, electric shaver point, uPVC double glazed frosted window to side, ladder style heated towel rail, spotlights.

Bedroom Two

16'11" x 12'1" A large room with uPVC double glazed window to front, two radiators, fitted storage cupboards.

Dressing Room

8'11" x 7'6" Fitted wardrobes, radiator Door to en suite.

En-Suite

Contemporary suite comprising low level wc, vanity style wash hand basin, fitted shower cubicle, tiled walls and floor, frosted window to side.

Bedroom Three

11'4" x 10'2" UPVC double glazed window to rear, radiator.

Bedroom Four

11'4" x 7'10" Window to rear

Bedroom Five

11'5" x 11'1" UPVC double glazed window to rear, radiator, fitted wardrobes.

Family Bathroom

Fitted with a four piece suite comprising low level wc, panelled bath with shower attachment over, separate good size shower cubicle, vanity style wash hand basin with storage under, frosted uPVC double glazed window to rear, tiled floor and walls.

Outside

Previously Double Garage

Currently half is studded out and used as storage room/possible reception room. There is a fitted cupboard housing boiler and frosted UPVC double glazed window to side. Storage/Garage Area: 17'8 x 8'10 Reception Area: 16'3 max x 7'9

Gardens

To the front of the property the block paved driveway provides off road parking, whilst to the rear the garden is mainly laid to lawn with mature boundaries and a good size storage outbuilding.



GROUND FLOOR
APPROX. FLOOR
AREA 1343 SQ.FT.
(124.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1212 SQ.FT.
(112.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2555 SQ.FT. (237.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	