



jordanfishwick

22 BLETCHLEY PARK WAY WILMSLOW SK9 2EH
Guide Price £445,000

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Constructed by Jones Homes and located on the highly popular and well regarded Bollin Park development, this attractive three bedroom semi detached property has been finished to the highest of specifications with a number of distinctive UPGRADES making this a truly stunning and unique opportunity to purchase. This exceptional home includes Villeroy and Boch sanitary ware, Porcelanosa tiling and a further extensive range of bespoke upgrades. Located in Wilmslow off Adlington Road the property is well positioned for many local facilities which including Wilmslow High School, the town centre, the A34 and M56 for commuters. In brief the property comprises an entrance hallway, downstairs WC, large living room with open plan staircase to the first floor. To the rear of the property there is an impressive and large open plan kitchen dining space with a stunning set of black bifold doors which lead to the patio and rear garden area. The kitchen is fitted with a beautiful and stylish range of wall, base and drawer units with a magnificent central island unit with white distinctive granite worktops. There is a full range of integrated Neff appliances and space for a large American style fridge and freezer unit. To the first floor there are three bedrooms, the master bedroom having its own private luxury ensuite which has a further upgraded specification. The family bathroom fitted with Villeroy and Boch sanitary has also been upgraded with one of these distinctive improvements being the Aqualisa digital remote control for the shower. All the bedrooms have some built in furniture. To the rear of the property there is a well-stocked and mature garden which has been laid to lawn with a large patio area with external lighting. To the front of the property there is a blocked paved driveway providing off-road parking for a number of vehicles.

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the first set of lights. Keep to the right of Barclays Bank and at the next set of lights turn right into Station Road, which in turn becomes Macclesfield Road. At the mini roundabout turn left onto Adlington Road onto Blechley Park Way.

Entrance Hallway

5'7 x 3'6
The entrance hallway provides access to the downstairs WC and the large living room, with Porcelanosa floor tiles.

Downstairs WC

5'6 x 2'9
With Villeroy and Boch sanitary ware comprising a low-level WC with push button flush, wall mounted wash basin and wall mounted heated towel rail. Porcelanosa floor tiles. UPVC double glazed window to the front aspect.

Living Room

15'3 x 14'6
The large living room has been upgraded with Porcelanosa floor tiles. There is a UPVC double glazed window to front aspect. Wall mounted radiator. TV point. Staircase with oak handrail and glazed balustrade panelling leading to the first floor. Access to the kitchen diner.

Kitchen/Diner

19'3 x 15'
The kitchen diner is a stunning sociable, light and airy room which has been with fitted with a quality matt grey wall, base and drawer units with a complementary and distinctive white granite work surfaces. The focal part of the room being the large central breakfast bar / island unit with further matching matt grey base units and white granite worktop which incorporate an electric hob. The kitchen is fitted with a range of integrated Neff appliances which include dishwasher and wine cooler etc. There is space for a large American style fridge freezer with plumbing for ice machine. The kitchen diner is laid with Porcelanosa tiled floor which continues throughout the ground floor area. There is space for a dining room table and chair set with two Velux ceiling skylights encouraging further light into this sociable room. There is a large set of upgraded BLACK bi-fold doors which open out into the rear garden. Understairs storage cupboard housing the gas Vaillant combination boiler.

First Floor Landing

With access to the three bedrooms and the family bathroom. Oak handrail with glazed balustrade panelling.

Bedroom One

15' x 8'7
Located at the front of the property having a UPVC double glazed window, wall mounted radiator, TV point, built in storage unit. There is an airing cupboard housing the unvented pressurised water tank and offering some storage.

En Suite

6'6 x 5'3
Fitted with a stylish three-piece white suite comprising low-level WC with pushbutton flush, wash hand basin with under unit storage, corner shower enclosure with Aqualisa shower fittings and upgraded digital remote shower function. Wall mounted mirror with display light. Fully tiled to both walls and flooring.

Bedroom Two

9'3 x 8'9
Located at the rear of the property with UPVC double glazed window, wall mounted radiator and built-in wardrobe with sliding full length mirror doors which provide full length hanging space and storage. Loft access.

Bedroom Three/Dressing Room

6'4 x 6'5
Located at the rear of the property with UPVC double glazed window, fitted vanity unit/ dresser with drawers and further fitted wardrobe with sliding mirror fronted doors providing full length hanging space and storage.

Bathroom

8'9 x 5'4
The family bathroom has been upgraded being fully tiled to the floor and walls with modern three-piece white suite comprising low-level WC with pushbutton flush, wall mounted wash basin with storage, bath with Aqualisa shower fittings and glazed shower screen. Wall mounted heated towel rail. Shaver socket. Wall mounted bathroom mirror with display light

OUTSIDE

To the rear of the property there is a mature garden with well stocked borders, large patio area with outdoor display lighting and lawned garden with pebbled area. The garden is enclosed being fenced to three sides with a side access gate leading to the front of the property and the driveway. Outdoor mains power supply.

