



jordanfishwick

6 SUMMERFIELD PLACE WILMSLOW SK9 1NE
Guide Price £699,950

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A fantastic opportunity to purchase a 3/4 bedroom detached property positioned within a stone's throw of Wilmslow town centre. This spacious and well presented property is located on a desirable cul-de-sac and offers well proportioned and stylish accommodation throughout. Wilmslow town centre includes a wide range of local amenities, such as shopping facilities, bars, restaurants, and Wilmslow train station. The property is well placed for easy access to the M56 for commuters and Manchester Airport is less than 20 minutes away. There are a number of good local state schools and a wide choice of private schools within the area. The property is immaculately presented throughout and comprises briefly; porch, reception hallway, study, downstairs W.C, separate dining room, and large living room with inglenook fireplace. The stunning and large kitchen diner, fitted to the highest standards, features a stylish two toned fitted kitchen with granite worksurfaces. Included is a number of quality, integrated appliances and a large central Island unit. There is a well-proportioned conservatory creating an additional reception room with access to the rear garden. Additionally there is a practical utility room. A double garage offers additional and secure storage. Historically the property has been four bedrooms. The current owner has removed a partition wall between bedrooms, creating a large and very impressive master bedroom with dressing area (original forth bedroom). There is a second double bedroom with ensuite shower room. Bedroom three benefits from a fitted mirror fronted wardrobe. The family bathroom has been tastefully fitted with a modern four-piece white suite. Externally the property benefits from a well-proportioned garden which has been landscaped and comprises a patio and lawned area with mature borders. To the front of the property there is a block paved driveway providing off-road parking for several vehicles. Internal viewing highly recommended

DIRECTIONS

From our Wilmslow office proceed along Alderley Road (A34), turn left into Holly Road North and right into Holly Road South and turn right again into Summerfield Place.

Porch

7' x 4'
UPVC double glazed door external door leading to the internal porch. Traditional oak door with inset stain glass panels leading to the internal reception hallway. Kamdean flooring throughout.

Reception Hallway

A spacious and tastefully decorated reception hallway. Access via internal glazed oak doors to the living room, dining room, study and kitchen diner. Staircase with spindled balustrade leading to the first floor. Kamdean looring throughout. Under stairs storage cupboard. Wall mounted radiator. Decorative ceiling cornice.

Lounge

157 max x 23'9
A large living room with dual aspect views creating a light and airy reception room. UPVC double glazed windows. Inglenook style fireplace with feature electric fire with stone surround and hearth. TV point. Two wall mounted radiators. Decorative ceiling cornice.

Dining Room

14' x 11'
Located to the rear of the property, the dining room benefits from views to the rear garden. UPVC double glazed windows to the rear aspect. Kamdean flooring. Wall mounted radiator.

Study / Office

8'5 x 7'
UPVC double glazed window to the front aspect. Wall mounted radiator. Kamdean flooring. Built-in office furniture and storage unit. Access to the downstairs WC.

Down Stairs W.C

Fitted with a modern two-piece white suite. Low-level W.C with pushbutton flush, wall mounted wash hand basin with mixer tap, set with an a vanity storage unit. Kamdean flooring. Wall mounted heated towel rail.

Kitchen Diner

22'3 x 13'2
This large kitchen diner has been fitted to the highest standards and comprises of a two toned fitted high gloss kitchen, which a range of wall, base and drawer units with complimentary black granite work surfaces with tiled splashback and under unit display lighting. Incorporated within the worksurface is a 1 1/2 sink unit with mixer tap. Internally within the base units are some practical storage solutions which include a carousel unit and pull out pan drawers. There are a number of integrated kitchen appliances which include a range oven with induction hob, Miele steamer, double oven and grille and a dishwasher. There is also an Integrated large fridge. There are two ceiling lanterns which provide additional natural light. Ample space for dining room table and chair set. Bi folding doors leading to the conservatory. Access to the utility.

Conservatory

13' x 9'
A brick base conservatory with UPVC double glazed windows and roof with UPVC double glazed French doors, leading to the rear garden and patio. Kamdean flooring throughout.

Utility Room

9' x 4'4
A practical and useful utility space which comprises of a fitted worksurface and wall mounted storage unit. Space for a washing machine and space for a tumble dryer. Shelving. Access to the garage.

Double Garage

15'6 x 12'6
Window to the side aspect, external door leading to the driveway. Wall mounted Vaillant gas Combination boiler.

Landing

Access to the bedrooms, family bathroom and the airing storage cupboard. UPVC double glazed window to the side aspect. Oak spindle balustrade. Loft Access - the loft is part boarded with a light.

Bedroom One

20' x 12' narrowing to 10'
A large principal bedroom with dressing area. This generously proportion bedroom historically was two bedrooms. The current owners having removed a partition wall, creating an impressive master suite. (Creating a fourth bedroom would be relatively simple). Two UPVC double glazed windows to the rear aspect with used the garden, fitted bedroom furniture and wardrobes providing storage and hanging space. TV point. Two wall mounted double panelled radiators.

Bedroom Two

10'5 x 9'8
Located at the front of the property this well proportioned double bedroom has a UPVC double glazed window to the front aspect, fitted wardrobes. Oak flooring. Sliding glazed door leading to an ensuite shower room.

Ensuite Shower Room

A stylish and modern ensuite consisting of a three-piece white suite. Low-level WC with pushbutton flush, wash hand basin with tiled splashback. Large walk-in shower enclosure with glazed shower screen. Part tiled to the walls. UPVC double glazed window to the front aspect. Wall mounted contemporary heated towel rail.

Bedroom Three

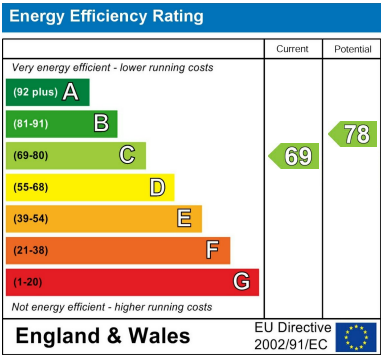
9'9 x 8'4
Located to the rear of the property. This bedroom has a UPVC double glazed window. Wall mounted radiator. Oak flooring. Fitted wardrobes with mirror fronted sliding doors.

Family Bathroom

12' x 8'
Fitted with a stylish and modern four-piece white bathroom suite, which consists of a low-level WC, wall mounted wash handbasin with mixer tap, bidet and 'P' shaped panelled bath with curved shower screen and mains shower fittings. Part tiled to the walls with decorative mosaic detailing. Wall mounted heated towel rail. Tiled floor. Two UPVC double glazed windows to the front aspect.

Outside

To the rear of the property, the garden is enclosed being fenced to three sides. The garden is laid mainly to lawn with a landscaped patio area and mature borders. There is a perimeter pathway which is paved. Outside water tap. To the front of the property there is a blocked paved driveway providing off-road parking for a number of vehicles and a landscaped mature lawn and garden.



TOTAL FLOOR AREA : 1966 sq.ft. (182.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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