

*Jordan* fishwick

12 SUMMERFIELD PLACE WILMSLOW SK9 1NE  
Offers Over £750,000

## 12 SUMMERFIELD PLACE WILMSLOW SK9 1NE

A spacious four bedroom detached property with ensuite located in a highly desirable cul de sac within a couple of minutes walk from Wilmslow town centre. This beautifully maintained detached property offers spacious accommodation throughout. The accommodation in brief comprises: an entrance hallway, downstairs WC, study, extremely large open plan living and dining room and a modern and stylish fitted kitchen. To the first floor there are four well proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and ensuite shower room. There is a modern bathroom and separate WC and a large airy landing. Additionally there is a large double garage offering additional storage and a secure location to park a vehicle. To the rear of the property there is a well maintained and manicured garden which is laid mainly to lawn with a blocked paved patio. The rear garden is enclosed being fenced to three sides with a range of mature plants and bushes. To the front of the property there is a generously proportioned driveway providing off-road parking for a number of vehicles. The driveway is blocked paved and leads to the double garage.

### Entrance Hallway

Access to the downstairs WC, study, kitchen diner and sitting/dining room. Laminate wood effect flooring. Wall mounted radiator. Staircase with balustrade and handrail leading to the first floor.

### Living Room/Dining Room

32'3" x 17'8"

A large open plan and sociable family space with double glazed window to the front aspect, feature gas fireplace, TV point, wall mounted radiator. Laminate wood effect flooring throughout. Ample space for a dining room table and chair set. Sliding patio doors leading to the rear garden.

### Kitchen Diner

8'11" x 15'3"

A modern and stylish kitchen fitted with wall and base units with complementary work surfaces with tiled splashback. Incorporated in the worksurface is a sink unit. Under unit display lighting. Within the kitchen there is a range of integrated appliances which include an electric hob, single oven, dishwasher and fridge. Ample space for a dining room table and chair set. Wall mounted radiator. UPVC double glazed window to the rear aspect. Access to the utility room

### Utility Room

Access through to the garage, space for a fridge freezer, space for washing machine, wall mounted gas Worcester combi boiler and window to the rear aspect.

### Garage

22'10" x 18'2"

Up and over garage door. Window to the rear aspect. Access door to the rear garden. Useful storage space.

### Downstairs WC

Fitted with a low-level WC with pushbutton flush, pedestal wash hand basin with mixer tap. Tiling to the floor. Part tiled to the walls. Heated towel rail. UPVC double glazed window to the side aspect.

### Study

8'0" x 7'4"

A useful and practical room. UPVC double glazed window to the front aspect.

### Landing

Access to 4 bedrooms, family bathroom and separate WC. Laminate wood floor.

### Bedroom One

11'3" x 14'2"

UPVC double glazed windows to front aspect. Wall mounted double panelled radiator. Fitted modern wardrobes with mirror frontage. Located behind / through the wardrobe is the ensuite shower room.

### En Suite

Shower enclosure with shower fittings. Wash hand basin with vanity unit. UPVC double glazed window to the side aspect.

### Bedroom Two

11'1" x 10'9"

UPVC double glazed window to the front aspect. Fitted wardrobes. Laminate wood effect flooring. Wall mounted radiator.

### Bedroom Three

11'6" x 8'4"

UPVC double glazed window to the rear aspect. Wall mounted radiator. Fitted wardrobes with sliding doors.

### Bedroom Four

9'3" x 8'0"

UPVC double glazed window to rear aspect. Laminate wood effect flooring. Fitted wardrobes.

### Bathroom

A modern fitted bathroom with two-piece white suite comprising panelled bath, wash hand basin with a new vanity unit with mixer tap and tiled splashback. Tiling to the walls and flooring. UPVC double glazed window to the rear aspect.

### Separate WC

Comprising a two-piece white suite. Low-level WC with pushbutton flush. Wash hand basin with mixer tap. UPVC double glazed window to the side aspect. Tiled floor.

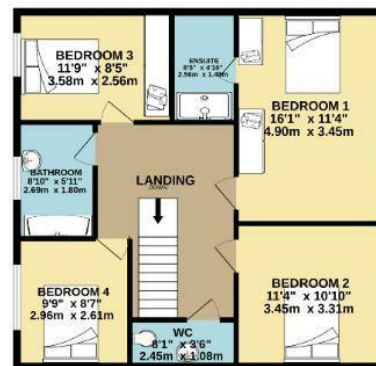
### Externally

To the rear of the property the garden is laid mainly to lawn with mature borders. The enclosed gardens being fenced to three sides. To the front of the property there is a blocked paved driveway providing off-road parking for a number of vehicles and the driveway provides access to the integral garage



GROUND FLOOR  
1367 sq.ft. (127.0 sq.m.) approx.

1ST FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 2120 sq.ft. (197.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(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	