



17 GREEN VILLA PARK WILMSLOW SK9 6EJ

A fantastic opportunity to own a four double bedroom detached property with open aspect view onto fields beyond. Located in South Wilmslow the property benefits from a wide variety of local facilities with excellent local schools, a wide range of shops, restaurants and leisure facilities. For the commuter there is easy access to Manchester City centre and the Airport and local bus routes. The property offers excellent and spacious accommodation comprising a lounge diner, kitchen, utility room and large rear extension to the ground floor. There are four bedrooms a family bathroom and an ensuite located off the main bedroom. To the rear of the property the garden is laid mainly to lawn with mature borders and a leafy and open aspect with views onto the rear fields. The garden has an open and southerly aspect. There is a large patio area perfect for alfresco dining. There is a separate decked patio which extends to the field beyond. To the front of the property there is a blocked paved driveway providing off-road parking for a number of vehicles.

Covered Storm Porch

Entrance Hallway
Staircase with spindled balustrade leading to the first floor. Oak flooring. Wall mounted panelled radiator. Access to the living room, kitchen and downstairs WC.

Downstairs W.C
Low level WC. Wash hand basin. Windows to front aspect.

Lounge
17'3 x 12'9
A large living dining space with dual aspect views. UPVC double glazed windows to the front and rear aspect with UPVC double glazed door leading to the rear garden and patio area. Archway leading to the dining area. TV point. Living flame gas fireplace within the inglenook.

Dining space
9'7 x 9'8
Further double doors leading to the rear extension/sitting room. Oak flooring. Wall mounted radiator.

Kitchen
17'5 x 8'8
The kitchen is fitted with a range of matching wall, base and drawer units with complementary roll top worksurfaces with tiled splashback. Incorporated within the worksurface is a one and a half bowl sink and drainer unit and electric four ring hob with extractor hood over. There is an integrated fridge and freezer and further integrated double oven. UPVC double glazed window to the front aspect, wall mounted radiator and access through to the dining space and rear extension. Access to the utility room. Karndean flooring

Rear Sitting Room and Dining Space
20'6 x 12'12 narrowing to 9'3
This large open plan space forms a comfortable sitting room and dining area being located off the kitchen. UPVC double glazed windows with views to the rear and open aspect garden. Wall mounted radiator, UPVC double glazed French doors leading to the rear patio. Double doors leading to the living room. Karndean flooring

Utility Room
9'6 x 8'8
Comprising a range of base and wall units with complementary roll top worksurfaces and tiled splashback. Incorporated in the worksurface is a stainless steel sink bowl and drainer unit. UPVC double glazed window to rear aspect, further UPVC double glazed access door to the rear garden. Utility room has space for washing machine, tumble dryer and freezer. There is access to the integral garage and storage room.

Storage Room/ Boiler
This useful space is perfect for extra storage. Wall mounted gas boiler.

Integral Garage
16'5 x 10'9
Secure storage with up and over garage doors and utility meters.

Landing
Spindled balustrade. Wall mounted radiator, two UPVC double glazed windows to front aspect. Access to the bedrooms and family bathroom. Storage cupboard housing the hot water tank.

Bedroom One
17'3 x 11'2
UPVC double glazed windows to the front and rear aspect providing dual aspect views. A range of fitted bedroom furniture which includes wardrobes and vanity area offering storage and full hanging space. Wall mounted radiator. Access to the ensuite

Ensuite
Modern three-piece white suite comprising low-level WC with pushbutton flush, wash hand basin within vanity unit. Corner curved shower enclosure with shower over. Ensuite is tiled to the floor and the walls with a UPVC double glazed window to the front aspect.

Bedroom
10'7 x 10'8
UPVC double glazed window to the rear aspect. Wall mounted radiator.

Bedroom
10'8 x 7'8
UPVC double glazed window to the rear aspect, wall mounted radiator, laminate wood flooring. Fitted bedroom wardrobes providing storage and hanging space.

Bedroom
9'6 x 10'9
UPVC double glazed window to the rear aspect, wall mounted radiator, laminate wood flooring. Fitted bedroom wardrobes providing storage and hanging space.

Bathroom
A modern fitted three-piece white bathroom suite comprising P shaped bath with curved shower screen with mains shower over. Low level WC with pushbutton flush. Wash hand basin within vanity unit. UPVC double glazed windows to the front and side aspects, wall mounted heated chrome towel rail. The bathroom is fully tiled to the walls and the floor.

Outside
Outside to the rear of the property the garden is laid mainly to lawn with mature borders and a leafy and open aspect with views onto the rear fields. The garden has an open and southerly aspect. There is a large patio area perfect for alfresco dining. There is a separate decked patio which extends to the field beyond. To the front of the property there is a blocked paved driveway providing off-road parking for a number of vehicles.



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022

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	67	77
EU Directive 2002/91/EC		