



*jordan fishwick*

6 Wellfield Place, SK9 6GH  
Guide Price £974,950



## Wellfield Place Wilmslow SK9 6GH


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A spacious (approx. 2400 sq ft), stylishly presented detached family home offering generous and versatile accommodation arranged over two floors. This impressive property features five double bedrooms and three bathrooms, two of which are en-suite, and forms part of a small, exclusive private cul-de-sac development in a highly regarded South Wilmslow location. On entering the property, the welcoming hallway provides access to a recessed double cloaks cupboard, a downstairs WC and a useful home office/study, ideal for modern family living. The well proportioned lounge benefits from a wood-burning stove, creating a warm and inviting space. To the rear, the heart of the home is the large open-plan living dining kitchen and family space, perfectly designed for entertaining and family life. This superb space offers ample room for cooking, dining and relaxing, with two sets of French doors opening directly onto the rear garden. The contemporary kitchen is fitted with sleek units, Quartz work surfaces, island unit forming a breakfast bar and a range of integrated quality appliances with underfloor heating throughout. The utility room has space for laundry appliances, providing further practicality. To the first floor the principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. There are four further double bedrooms, one with its own en-suite, and a stylish family bathroom complete the accommodation. The property is fully double glazed with the added benefit of an air source heat pump, enhancing energy efficiency. Externally, a driveway provides ample off-road parking and leads to an integral garage with power, lighting and an electric door. To the rear is a lawned garden which leads and narrows to an arbour and opens to a further 'secret' garden, a delightful and unusual key feature.

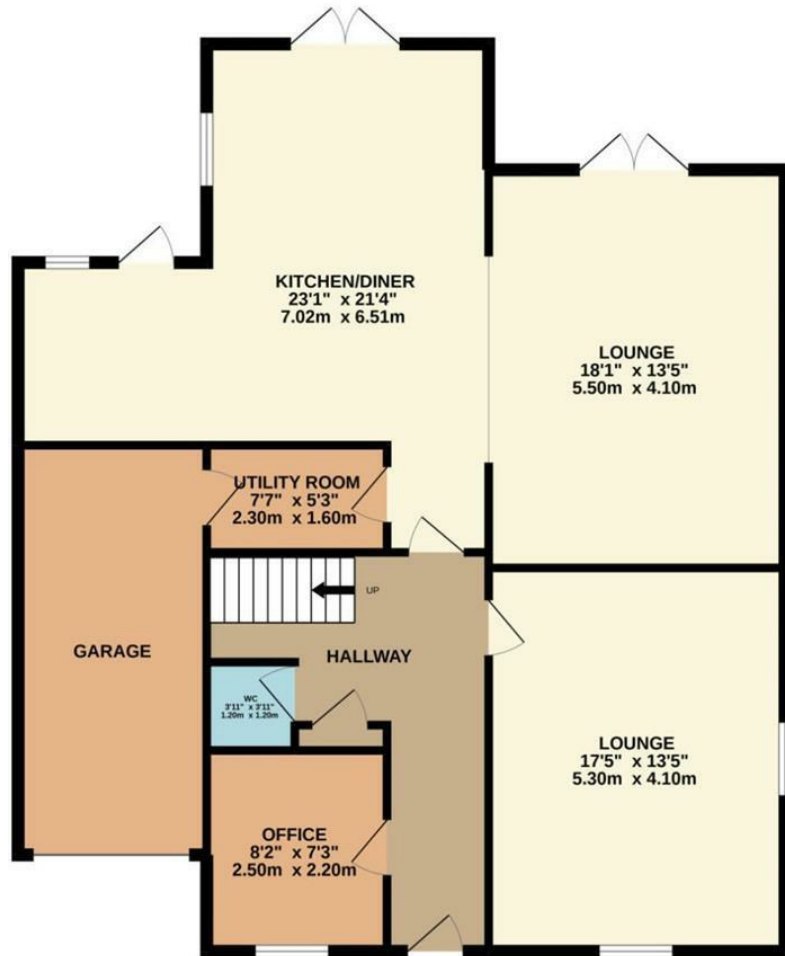




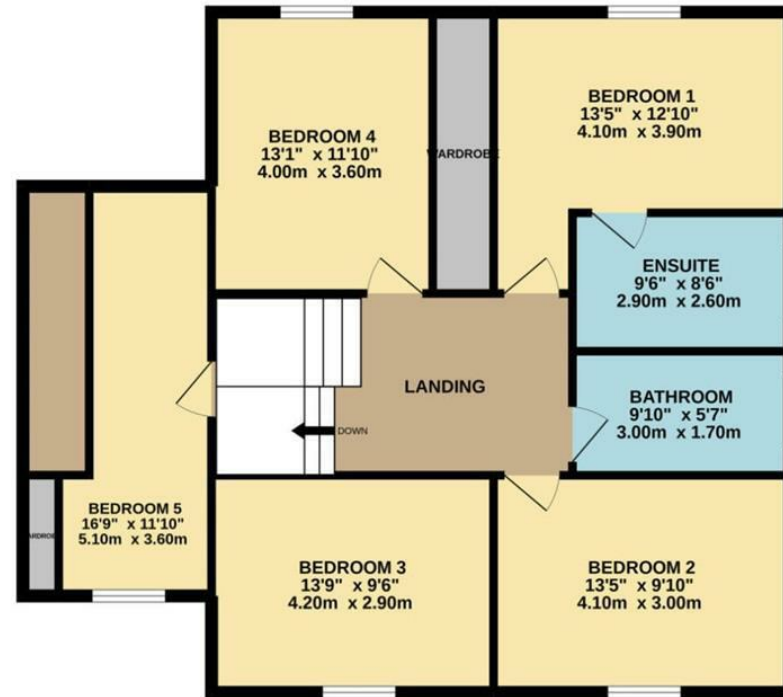
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 2200 sq.ft. (204.4 sq.m.) approx.



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