



jordan fishwick

4 Orwell Close, Wilmslow, SK9 3UL
Guide Price £695,000



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This five bedroom detached property is situated in a quiet cul-de-sac location on a well regarded and established development within Wilmslow. The property is beautifully presented throughout offering both spacious (approx 1700 sq ft) of versatile accommodation over two floors. The ground floor consists of a welcoming entrance hallway with staircase with modern glazed balustrade leading to the first floor. The ground floor consists in brief of a downstairs WC, spacious living room with feature fireplace, separate dining room with sliding patio doors leading to the rear, a separate study/home office for those who work from home and a kitchen diner. The kitchen diner is fitted with a contemporary range of quality and stylish base and high level units with internal carousel and storage features which maximise its capacity. The kitchen boasts a range of integrated quality appliances and granite work surfaces with ample space for a dining room table and chair set. Additionally there is a useful understairs pantry. Accessed via the kitchen the utility room offers further convenience providing direct access to the integral double garage and has further fitted units with worktops and space for a washing machine and tumble dryer etc. The internal garage has an electric up and over door providing additional secure storage. Located on the first floor there is a spacious landing with glazed modern balustrade, an airing cupboard and access to the family bathroom and the five bedrooms via modern oak internal doors. The principal bedroom is worthy of note due to its size and has fitted wardrobes providing additional storage and a stylish ensuite shower room. Bedroom two, a further double bedroom measuring approximately 16 ft in length also benefits from an ensuite shower room with contemporary fittings.

The re-fitted bathroom is equally impressive providing a further modern suite. Externally, to the front of the property the driveway provides off road parking and leads the integral double garage whilst to the rear of the property the well maintained garden is laid to lawn with a landscaped patio with feature lighting providing an outdoor dining and entertaining space.





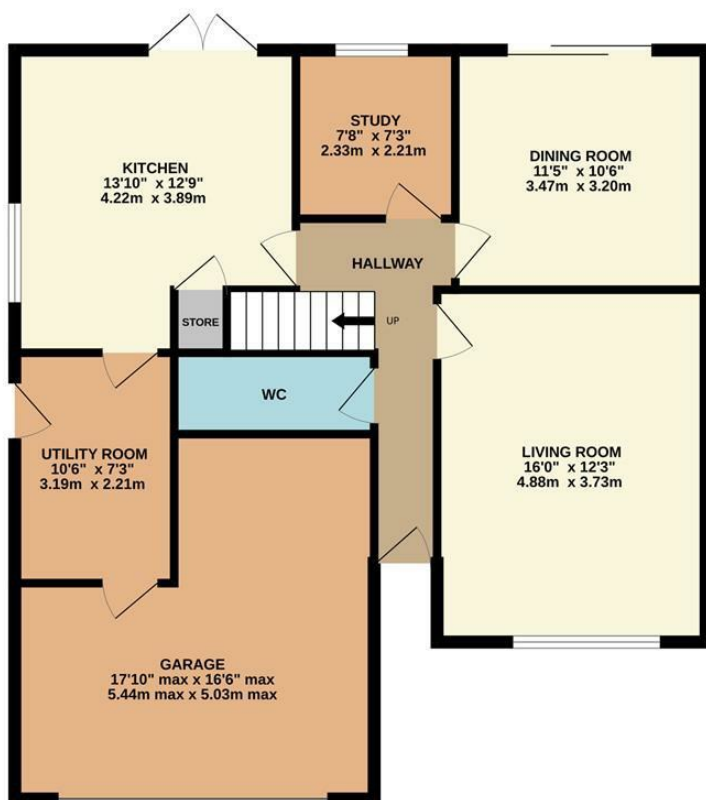
- Quiet Cul-de-Sac Location
- Detached Property
- Five Bedrooms with Two Ensuites
- Stylish Family Bathroom
- Three Reception Rooms
- Downstairs W.C
- Integral Double Garage
- Kitchen Diner
- Utility Room



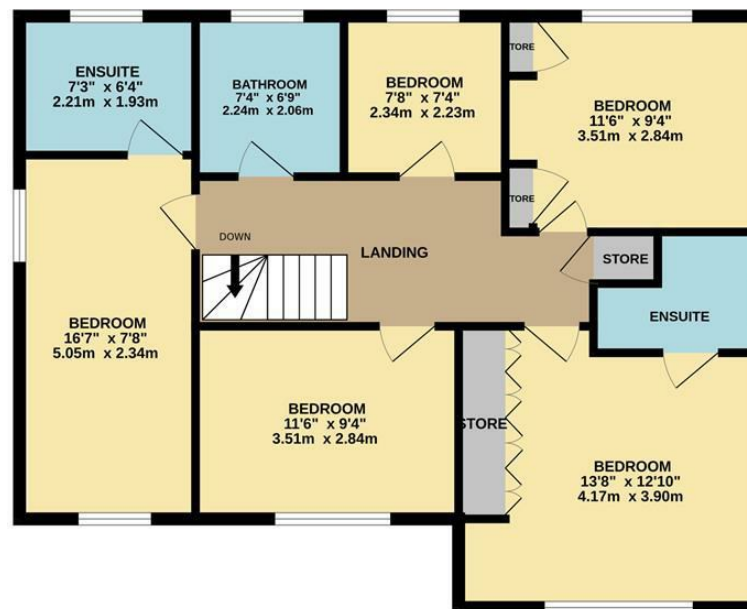
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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