

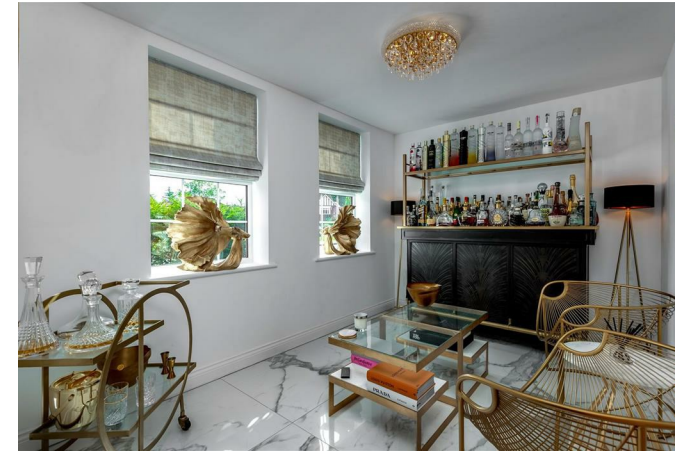




Asking Price £1,750,000



A superb five bedroom detached executive home which has undergone an extensive upgrade from the original developers specification with a 'no expense spared' mantra. Offered with superb and stylish fittings, and media specifications, this impressive property will suit the discerning buyer looking for a high specification home on this highly sought after development. Entered via an upgraded security door, the spacious Entrance Hall with Italian marble tiled floor, leads to the office, currently used as a bar and relaxation room, the luxurious Lounge with media wall and contemporary fireplace, and cloakroom with fittings to rival any premier hotel. The current owner has opened up the originally separate Kitchen and Dining Room creating an open plan Living / Kitchen / Dining Room suiting modern family life. Again, having been significantly upgraded, the marble tiling follows through from the Entrance Hall, a feature Gold sink with Zip Tap, fully integrated appliances, media wall and mirrored wall. To the first floor is the beautifully appointed master suite having fitted cabinetry surrounding a further media wall, a dressing room and four piece en-suite. Two further bedrooms and the family bathroom can also be found on this floor. To the second floor are two further generous bedrooms (one being used as a media room) and large bathroom. Occupying a generous and particularly private plot, the westerly facing rear garden has a feature oak tree, and raised decking with integral lighting and hot tub. To the front, a generous brick paved driveway provides parking for four cars before leading to the double garage. A tiled pathway with subtle lighting and privacy hedging leads to the front door. This highly sought after development offers easy access to Wilmslow town centre, Wilmslow train station with fast trains to London and Manchester, and by road to the A34, Manchester International Airport and the Motorway Network.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	92
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
996 sq.ft. (92.6 sq.m.) approx.



2ND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 2865sq.ft. (266.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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