



Jordan fishwick

8 EDEN CLOSE WILMSLOW SK9 6BG
Guide Price £695,000

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This wonderful detached home is situated within a desirable south Wilmslow cul de sac location and is within convenient reach of local schools, open countryside and central Wilmslow alike. The ground floor accommodation comprises in brief: Entrance Hallway, downstairs W.C., living room, study/garden room, attractive breakfast kitchen and a separate utility room. The first floor accommodation comprises: Stairs/landing, three well proportioned bedrooms and a white family bathroom suite. Paddle style stairs from the first floor landing provide access to the fourth bedroom which is a great size and offers versatile space. To the front of this beautiful property there is a driveway which provides off road parking and leads to the single garage. To the rear there is a well tended lawned garden with decked patio area. Internal viewings are essential in order to fully appreciate.

Directions

From our Wilmslow office proceed in a southerly direction along A34 Alderley Road to the Kings Arms roundabout. Take the third exit into Bedells Lane and at the crossroad turn left into Chapel Lane. Continue along Chapel Lane, which becomes Moor Lane and Eden Close will be found on the left hand side.

Entrance Hallway

Frosted double glazed door with leaded and stained glass panels, frosted double glazed window to side, ceiling coving, fitted cloaks cupboard, stairs to first floor. Door to wc.

Downstairs W.C.

Tiled floor, low level wc, fitted wash hand basin, frosted double glazed windows to front and side, ceiling coving, telephone point.

Living Room

17'9" max x 14'10"

An attractive room with UPVC double glazed window to front, feature exposed Cheshire brick fire surround and grated open fire, two radiators, ceiling coving, double doors open to study/garden room.

Garden Room/Study

10'5" x 7'3"

Useful reception room with French doors opening to the rear garden. Two Velux windows.

Kitchen

L-Shaped 19'9" max x 14'11" max

Delightful kitchen fitted with a range of fitted base and wall units with tiled work surfaces over, double sink unit with mixer tap, recess for Aga oven, large Velux window to rear and further double glazed windows overlooking rear garden, spotlights, stripped wood floorboards, radiator, integrated dishwasher, integrated fridge.

Utility

8'11" x 6'3"

Pleasant utility room with base and wall units with tiled work surfaces over, single sink unit and mixer tap, double glazed windows to rear. Radiator, door to rear garden, oak laminate floor, Velux style window to rear, door to garage.

Stairs/Landing

Frosted double glazed window to front, ceiling coving, fitted airing cupboard/linen cupboard.

Bedroom One

15'0" x 10'11"

A well proportioned double room with dual aspect uPVC double glazed windows to front and rear, ceiling coving and radiator.

Bedroom Two

14'11" x 9'4"

Another well proportioned double room with wood effect laminate floor, dual aspect uPVC double glazed windows to front and rear, radiator.

Bedroom Three

11'4" max x 6'5"

UPVC double glazed window to rear, wood effect flooring, radiator, fitted wardrobes.

Bathroom

Fitted with a white three piece suite comprising panelled bath, wash hand basin, low level wc, shower cubicle, two frosted double glazed windows.

Second Floor

Bedroom Four

36'8" max x 7'8" max

A large room of ample proportions with fitted eaves storage, 5 Velux windows to rear, 2 Velux windows to front, two radiators, stripped wooden floorboards.

Outside

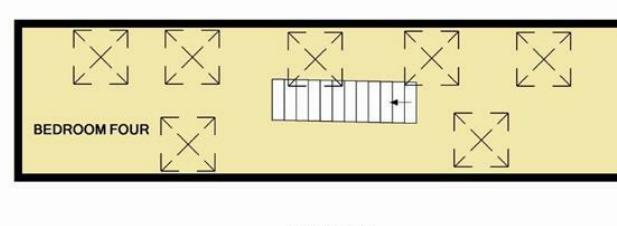
Garage

18'9" x 9'1"

Wall mounted Vaillant gas central heating boiler, upVC double glazed window to side, double front garage door, gas and electric meters.

Gardens

The driveway to the front of the property provides off road parking, and to the rear there is a well tended lawned garden with decked patio area and fenced and hedged boundaries.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
EU Directive 2002/91/EC		
England & Wales		