



Contemporary 4 bedroom central Wilmslow home

10 Summerfield Place, Wilmslow, Cheshire, SK9 1NE

Freehold



Four bedrooms • Three bathrooms • 36'7 Open plan Living/Dining/Kitchen • Downstairs WC • Fitted utility room • Integral double garage • EPC Rating : E

Local information

Situated off Holly Road South, the property is only moments from the town centre amenities including mainline train station and the leisure centre. Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-minute drive.

The area offers an excellent choice of schooling with highly regarded local state schools and a wide choice of private schools within easy striking distance. Wilmslow High School is within a few minutes walk.

The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies less than 5 miles away. Wilmslow train station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

About this property

This contemporary 4 bedroom detached home is perfectly designed for modern family living. Having been completely re-imagined by the current owners through a comprehensive program of extension, remodeling and refurbishment this stunning home now extends to over 2,200 sq ft. A composite front door opens into a spacious 'L' shaped entrance hall which makes a welcoming first impression. To the left of the hall is the living room whilst to the right is the study and a cloakroom with WC. The highlight of the ground floor

accommodation is the impressive 36'7 open plan living/dining/kitchen which acts as the hub of the home with floor to ceiling windows and sliding doors onto the gardens. The contemporary handleless kitchen is arranged around a central island allowing for informal dining, appointed with quartz stone work surfaces and a smoked mirror splash back. There is space for an American style fridge/freezer and a comprehensive range of integrated appliances including electric fan oven, combination microwave oven, dishwasher and wine cooler. A fitted utility room with space for a washing machine and dryer completes the ground floor accommodation. To the first floor the galleried landing leads to four generously proportioned bedrooms, three of which benefit from fitted wardrobes, and a beautifully appointed family bathroom with shower over bath and twin wash hand basins. Worthy of particular note is the 22'5 master bedroom and bedroom two, both of which are served by stunning en suite shower rooms.

Externally to the front a tarmac driveway provides ample off road parking alongside the lawned open plan gardens whilst allowing access to the integral double garage with electrically operated door. To the rear the fully enclosed gardens are mainly laid to lawn. Two Indian stone patio areas allow sun to be enjoyed at different times of the day and offer the perfect space for outdoor entertaining.





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Gross internal area (approx) 182.0 sq m / 1959 sq ft

Outbuildings Garage = 23.8 sq m / 256 sq ft

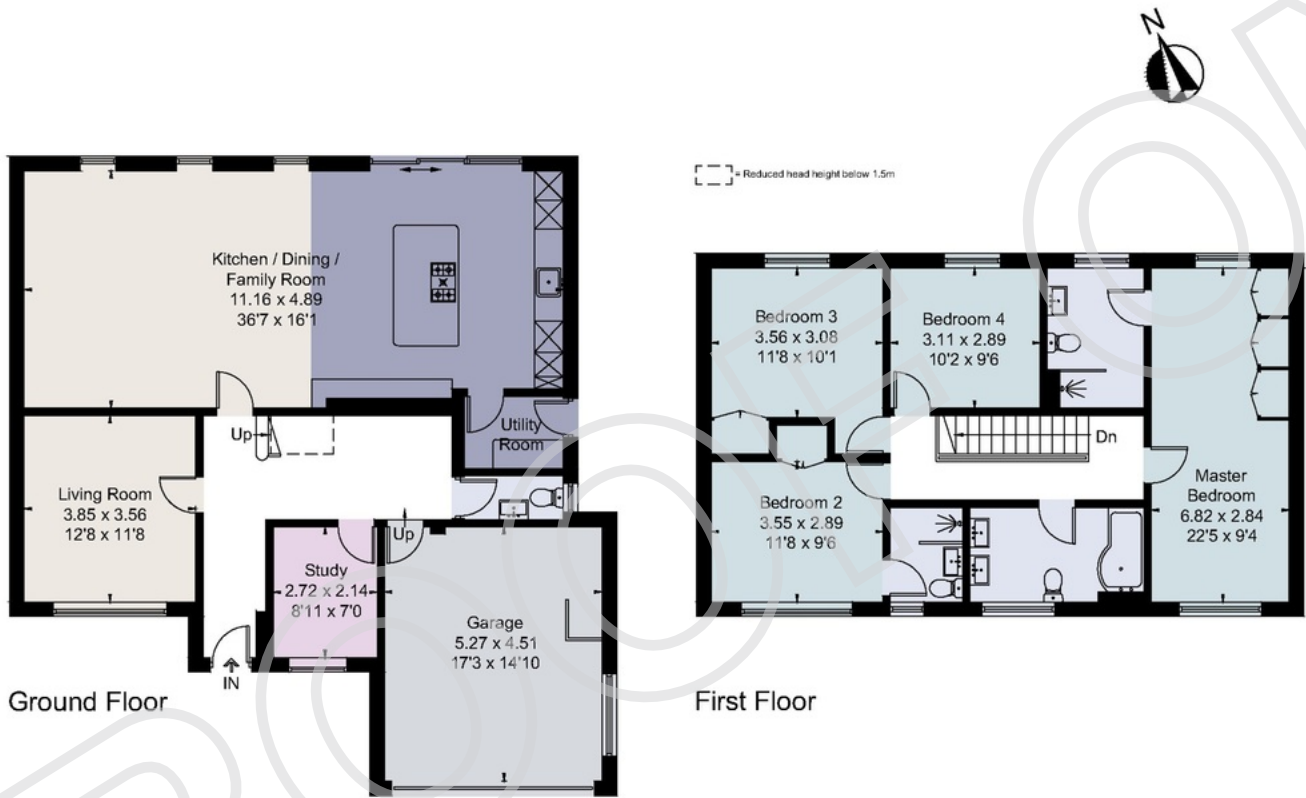
Total 205.8 sq m / 2215 sq ft (including limited use area 2.7 sq m / 29 sq ft)



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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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