



# Contemporary 3 bedroom south Wilmslow home

**5 Lindow Fold Drive, Wilmslow, Cheshire, SK9 6DT**

Leasehold: 999 years from 2 December 1966





Three bedrooms • Open plan dining kitchen • Living room • Conservatory • Utility room • Shower room • Downstairs WC • Integral garage

#### Local information

Enjoying favoured cul-de-sac positioning in South Wilmslow, this modern detached home is near to open countryside yet conveniently positioned 1.4 miles from Wilmslow town centre and 1.7 miles from Alderley Edge village centre. A range of smaller specialist shops on Chapel Lane are a 15 minute walk away.

The area offers an excellent choice of schooling; Ashdene Primary School 1 mile (2019 Ofsted rated Outstanding), Lindow Community Primary School is 0.8 miles away whilst Wilmslow High School is 1.5 miles away.

The property is well placed for easy access to the M56 and A34. Manchester Airport lies 6.6 miles away. Wilmslow train station is 1.8 miles and offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

#### About this property

This contemporary link-detached home has been tastefully extended and upgraded by the current owners, lavishing attention on every detail. The works have included a new high specification kitchen and bathroom, a high quality conservatory with glass solar protect roof, re-roofing the main house and garage (2018/2019) and a new combination eco-boiler (2018).

The property extends to 1,480 sq ft in total and is entered via an enclosed porch, there is a downstairs WC off to the left and useful fitted storage with sliding doors off to the right. The

spacious 20'8 living room features a contemporary remote control living flame gas fire and a sliding opaque glazed door which opens into the dining kitchen. This offers the versatility of open plan living when desired whilst retaining the ability to create separate rooms if needed. The dining kitchen features aluminium bi-folding doors onto the gardens and is fitted with a modern range units with contrasting quartz work surfaces, glass splash backs and underfloor heating. There is a comprehensive range of appliances including Neff induction hob with extractor above, Neff electric fan oven and microwave oven, dishwasher, fridge and wine cooler. Off the kitchen is a fitted utility room which in turn leads through to the integral garage. Completing the ground floor accommodation is the generously proportioned conservatory with underfloor heating and French doors onto the gardens.

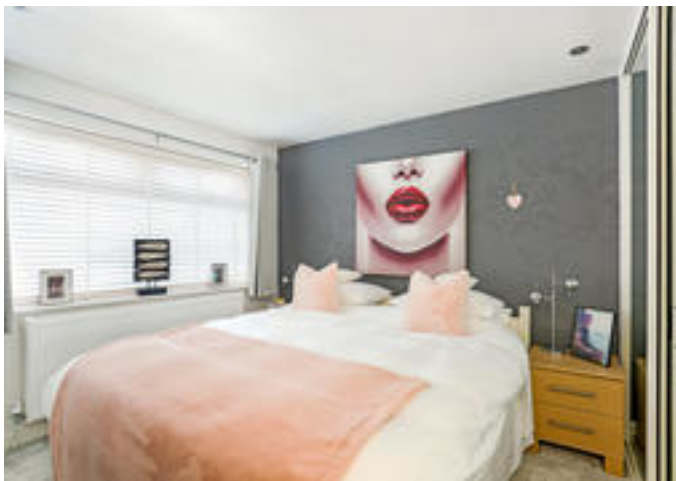
To the first floor are three well-proportioned bedrooms, all of which feature fitted wardrobes. The contemporary fully tiled bathroom suite with underfloor heating features a double walk-in shower.

Externally to the front of the property a double block paved driveway provides off road parking for two cars and leads to the garage with electric door.

There are attractive low maintenance gardens to the front and rear featuring artificial grass to the front and paving with a timber decked area and raised beds to the rear.







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**Gross internal area (approx)** 123.1 sq m / 1325 sq ft

**Outbuildings** Garage 14.4 sq m / 155 sq ft

**Total** 137.5 sq m / 1480 sq ft (inc limited use area 2.8 sq m / 30 sq ft)

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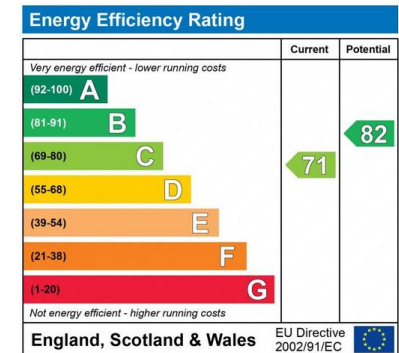
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