



## Contemporary 3 bedroom south Wilmslow home

**17A Gravel Lane, Wilmslow, Cheshire, SK9 6LQ**

Leasehold





Three bedrooms • Kitchen / living / dining room • Utility room • Downstairs cloakroom/WC • Parking for two cars • EPC Rating : C

#### Local information

This modern home enjoys prime south Wilmslow positioning close to Regent Park one of the most popular roads in South Wilmslow. Whilst around 0.7 miles from Wilmslow town centre and its superb range of amenities, the property enjoys a good range of smaller and specialist shops within on Chapel Lane, around a 6 minute walk.

The area offers an excellent choice of schooling with highly regarded local state schools and a wide selection of private schools within easy striking distance. Ashdene Primary School is 0.1 miles away whilst Wilmslow High School is 0.9 miles away. 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 5.7 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

Constructed by renowned developers Aus-Bore homes in 2002 this attractive three bedroom bay fronted Victorian style property offers beautifully presented, light and spacious accommodation which is perfectly designed for modern day to day living and entertaining.

Set in an elevated position, the property is approached along a block paved driveway providing off road parking for two cars. The accommodation is entered through a panelled front door

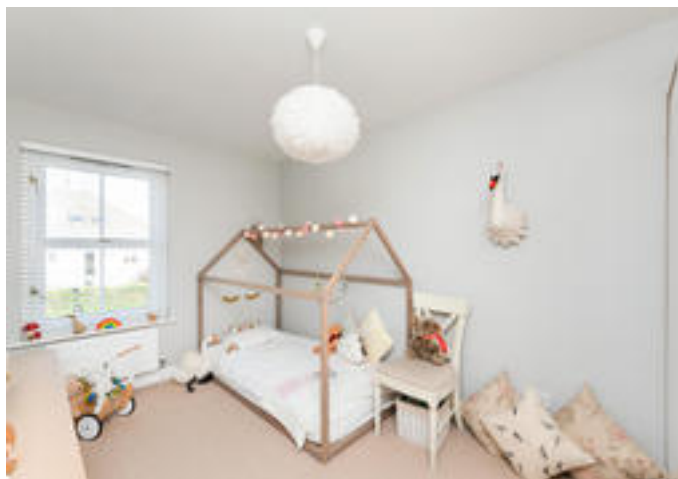
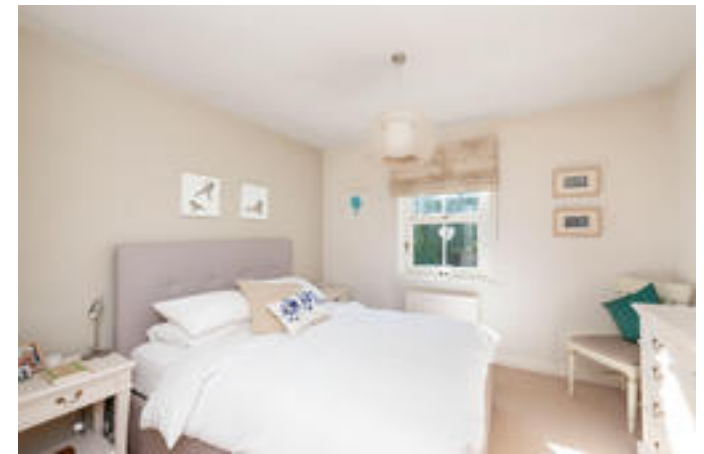
into an enclosed hallway with cloakroom/WC. Oak glazed double doors open to the left into the generously proportioned 20'9 bay fronted living room living room with cast fireplace surround providing an attractive focal point. The highlight of the ground floor living accommodation is the impressive open plan living/dining/kitchen with skylight windows and French doors onto the gardens which the current owners have recently upgraded at great expense. The bespoke German handleless kitchen by Schuller incorporates a central island and is finished with contemporary matt white glass doors, quartz-stone work surfaces and a comprehensive range of appliances including Quooker tap, fridge/freezer, wine cooler, Siemens induction hob with extractor above, electric fan oven, combination microwave fan oven and dishwasher. A fitted utility room is off the kitchen.

To the first floor the landing leads to three well-proportioned bedrooms and a spacious family bathroom with separate shower and bath. The master bedroom features an open plan dressing area with fitted wardrobes and is served by a recently updated contemporary en suite wet-room style shower room.

Externally to the rear the fully enclosed south facing rear gardens are particularly generous, mainly laid to lawn and enjoy a high degree of privacy. A patio adjoins the kitchen French doors providing the ideal space for outdoor entertaining.







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Gross internal area (approx) 110.3 sq m / 1187 sq ft (inc limited use area 1.2 sq m / 13 sq ft)

Total 110.3sq m / 1187 sq ft

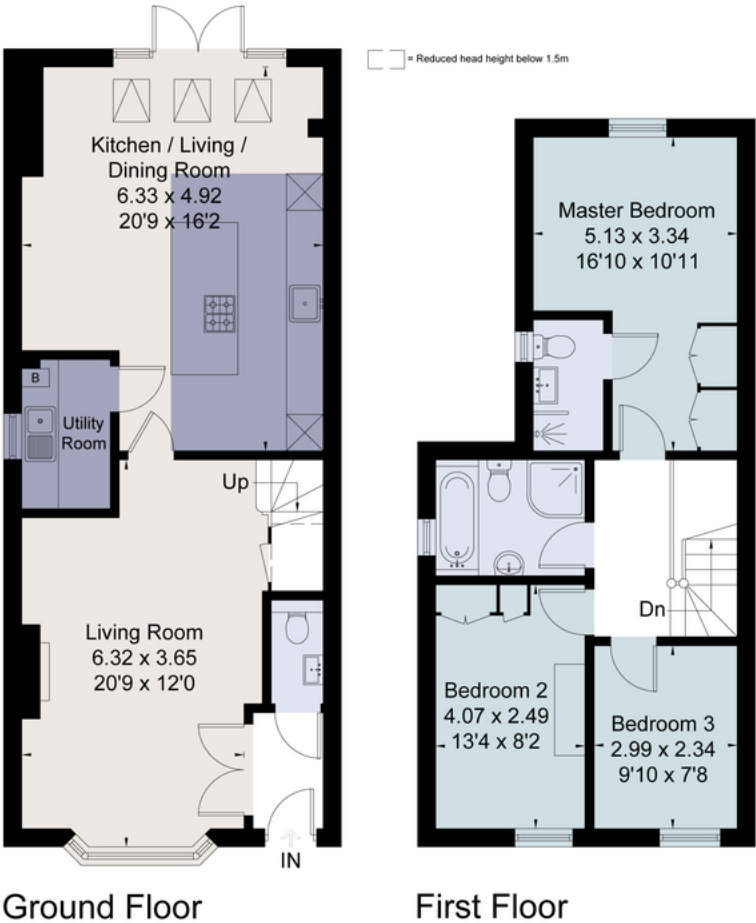


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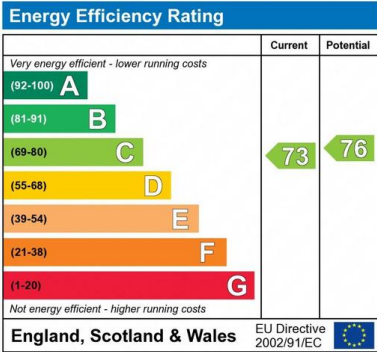
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Andrew Thorpe  
Savills Wilmslow  
01625 417450  
wilmslow@savills.com

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