



High specification 4 bedroom detached family home

12 Kingsbury Drive, Wilmslow, Cheshire, SK9 2GU

Leasehold - 999 years from 1.1.1994



Four bedrooms • Two bathrooms • Two reception rooms • Conservatory • Dining kitchen • Fitted utility room • Downstairs WC • Integral double garage

Local information

The town centre amenities including Waitrose, the mainline train station and The Carrs park are 1.2 miles away. A smaller yet comprehensive range of amenities can be found under 5 minutes' walk away at Summerfields Village shopping precinct. Wilmslow High School is 1.6 miles away. The property is well placed for easy access to the A34 and M56 for commuters to Manchester and the North West commercial centres. Manchester Airport lies less than 4.5 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 attractive four bedroom detached family home was constructed by Jones Homes in 2005 and forms part of the popular Regents Park development. The current owners have commissioned a comprehensive program of upgrading and refurbishment during their ownership resulting in a particularly high specification home. The property is approached along a block paved driveway which provides off road parking for two cars alongside the open plan lawned gardens whilst allowing access to the integral double garage.

The property extends to around 1,864 Sq Ft in total and is entered via a composite front door into a spacious hallway with Karndean flooring and fitted storage. Off to the left of the hall is the spacious bay fronted living room which in

turn leads through double doors into the second reception room, currently set up as a dining room. Karndean flooring flows from the dining room into the 22'4 open plan dining kitchen which is the highlight of the ground floor accommodation and has recently been re-fitted with a contemporary handleless kitchen. Arranged around a central island allowing for informal dining, the kitchen is appointed with Silestone work surfaces and a comprehensive range of Neff appliances including induction hob with extractor above, dishwasher, electric fan oven, combination microwave/oven, coffee machine and wine cooler. French doors open into a conservatory with tinted double glazed roof. The ground floor accommodation is completed by a utility room and a WC/cloakroom.

To the first floor the landing leads to four well-proportioned bedrooms and a beautifully appointed family bathroom with shower over bath, mirrored screen and contemporary full tiling. The spacious master bedroom benefits from fitted wardrobes and is served by a stunning en-suite shower room with stunning metro style tiling and a digital shower.

Externally to the rear the fully enclosed westerly facing gardens enjoy a high degree of privacy and are mainly laid to lawn.

Tenure

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EPC rating = C





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Gross internal area (approx) 144.7 sq m / 1557 sq ft

Outbuildings 28.5 sq m / 307 sq ft

Total 173.2 sq m / 1864 sq ft



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Andrew Thorpe

Savills Wilmslow

01625 417450

wilmslow@savills.com

For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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