



Modern four bedroom detached family home

12 Westbourne Drive, Wilmslow, Cheshire SK9 2GY

Leasehold



Four bedrooms • Two bathrooms • Two reception rooms • Open plan dining kitchen • Conservatory • Utility room • Downstairs WC • Double garage

Local information

Regents Park is a highly sought after residential development and Westbourne Drive is a delightful cul-de-sac setting popular with families. The town centre amenities including Waitrose, the mainline train station and The Carrs park are 1.2 miles away. 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.

The property is well placed for easy access to the A34 and M56. 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

Constructed by Jones Homes in 2003 this property is a spacious four bedroom 2,162 Sq ft detached residence. Set within a corner plot the property offers tremendous potential for extension above the utility room and garage should more space be required (subject to the necessary consents), with a precedent already set on the road.

The well-presented accommodation is entered via a spacious reception hall with Amtico flooring and oak spindle staircase providing a welcoming first impression. The Amtico flooring flows through into the two reception rooms; a 22'4" triple-aspect bay fronted living room with inglenook and a family/dining room. The open plan dining kitchen is fitted with

a shaker style kitchen with granite work surfaces and a comprehensive range of appliances including electric fan oven, combination microwave oven, dishwasher and gas hob with extractor over. French doors open into the UPVC double glazed conservatory which in turn opens onto the rear gardens. The ground floor living accommodation is completed by a cloakroom with WC and a fitted utility room which links the double garage.

To the first floor the impressive galleried landing with fitted storage leads to a contemporary family bathroom with shower over bath and four generously proportioned bedrooms, three of which benefit from fitted wardrobes. The master bedroom is served by a beautifully appointed wet room style en suite shower room finished with Travertine tiling.

Externally, the property is approached along a sweeping block paved driveway which offers off road parking for several vehicles alongside the open plan front gardens. The fully enclosed rear gardens have been beautifully landscaped and intelligently designed to create a low maintenance space which is perfect for outdoor entertaining. There is a composite deck featuring a central fire pit whilst two Indian stone patios either side of the artificial grass lawn allow sun to be enjoyed throughout the day.

Tenure

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Gross internal area (approx) 171.1 sq m / 1842 sq ft (including Void)

Garage 29.7 sq m / 320 sq ft

Total 200.8 sq m / 2162 sq ft. Including Limited Use Area (3.4 sq m / 36 sq ft)



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Andrew Thorpe

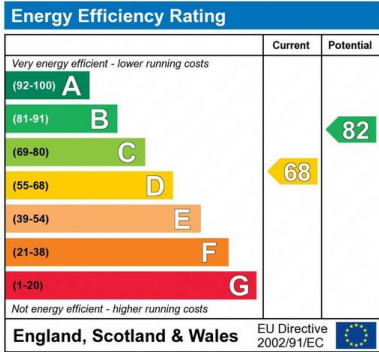
Savills Wilmslow

01625 417450

wilmslow@savills.com



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