



# High specification south Wilmslow family home

67C Cumber Lane, Wilmslow, Cheshire, SK9 6EF

Freehold



Four bedrooms • Three bathrooms • Two reception rooms • Kitchen/living/dining room • Utility room • Downstairs WC • Off road parking • EPC Rating : B

#### Local information

This modern home enjoys favoured South Wilmslow positioning, conveniently situated 1.2 miles from the town centre amenities. A good range of smaller and specialist shops on Chapel Lane are a 15 minute walk away.

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 0.4 miles, 2019 Ofsted rated "Outstanding", Lindow Community Primary School is 0.5 miles away whilst Wilmslow High School is 1.4 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 6.3 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

Recently constructed by a highly regarded local developer, this contemporary family home forms part of a select development of just four properties. Finished to an uncompromising specification throughout, highlights include a German fitted kitchen by Schuller, Neff integrated appliances, Laufen sanitary ware, Karndean flooring, oak doors and underfloor heating to the ground floor.

The light, spacious and flexible accommodation has been

designed for modern family living and extends to 1,789 Sq ft. Entered via an open porch, the generous entrance hall provides a welcoming first impression. Off to the right of the hall is the bay fronted living room, cloakroom with WC and a second reception room which is perfectly suited as a play room, study or formal dining room. The highlight of the ground floor accommodation is the open plan living/dining/kitchen with two sets of French doors onto the gardens and skylight window. The contemporary matt white handleless kitchen incorporates a central island for informal dining, a smoked mirrored splash back and a comprehensive range of Neff integrated appliances including induction hob with extractor, fridge/freezer, dishwasher and a double fan oven with combination microwave. Off the kitchen is a fitted utility room with door to outside. To the first floor the galleried landing features fitted storage and leads to the spacious family bathroom with separate shower and bath along with four well-proportioned bedrooms, two of which benefit from beautifully appointed en suite shower room facilities.

The property is approached along a gravel driveway which provides ample off road parking alongside the low maintenance gardens. The fully enclosed rear gardens are mainly laid to lawn and enjoy a high degree of privacy. An Indian stone patio adjoining the kitchen French doors provides the ideal spot for outdoor entertaining.





67C Cumber Lane, Wilmslow, Cheshire, SK9 6EF

Gross internal area (approx) 166.2 sq m / 1789 sq ft

Total 166.2 sq m / 1789 sq ft (inc limited use area 2.9 sq m / 31 sq ft)



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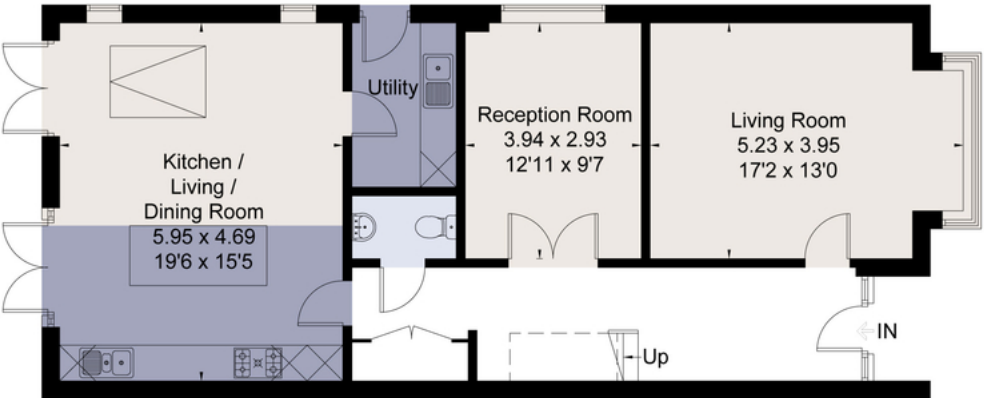
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Approximate Area = 166.2 sq m / 1789 sq ft  
Including Limited Use Area (2.9 sq m / 31 sq ft)  
For identification only. Not to scale.  
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□ = Reduced head height below 1.5m

First Floor



Ground Floor

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) <b>A</b>		93
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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