



Newly constructed Edwardian style family home

68 Styal Road, Wilmslow, Cheshire, SK9 4AQ

Freehold



Newly constructed • Four bedrooms • Three bathrooms
• Dual-aspect living/dining/kitchen • Utility room •
Downstairs WC • Southerly facing garden • Off road
parking

Local information

The property enjoys prime position situated approximately 5 minutes' walk from the Carrs Park offering countryside walks along the Bollin River towards the town centre and Quarry Bank Mill. The town centre amenities are conveniently positioned 0.7 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. Wilmslow High School is 1.3 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 less than 3.7 miles away. Wilmslow train station is 1 mile away and 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 Edwardian inspired contemporary family home forms part of a select development of just two properties. Finished to an uncompromising specification throughout including underfloor heating to the ground floor.

The light, spacious and flexible accommodation has been designed for modern family living and extends to 1,929 Sq ft. Entered via an open porch, the particularly generous entrance hall with Karndean style herringbone flooring provides a welcoming first impression. Off to the left of the hall is the bay

fronted living room and the cloakroom with WC whilst to the right is a useful under stairs storage cupboard. The highlight of the ground floor accommodation is the open plan dual-aspect living/dining/kitchen with two sets of French doors onto the gardens and skylight window. The beautifully appointed shaker style kitchen with quartz work surfaces is arranged around a central island allowing for informal dining. There is a comprehensive range of integrated appliances including a Rangemaster Kitchener 110 Dual Fuel Range Cooker, Siemens fridge, Neff freezer, Bosch dishwasher and a Quooker tap. Off the kitchen is a spacious fitted utility room/pantry with space for a washing machine and dryer.

To the first floor the galleried landing leads to the spacious family bathroom with Villeroy and Boc separate shower and bath along with four well-proportioned bedrooms, two of which benefit from beautifully appointed Villeroy and Boc suite shower room facilities.

The property is approached along a tarmac driveway which provides ample off road parking alongside the low maintenance gardens. The generously proportioned and 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.

Please note the internal photographs contain digitally created furniture.





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Gross internal area (approx) 179.2 sq m / 1929 sq ft

Total 179.2 sq m / 1929 sq ft (including limited use area 1 sq m / 11 sq ft)

Andrew Thorpe

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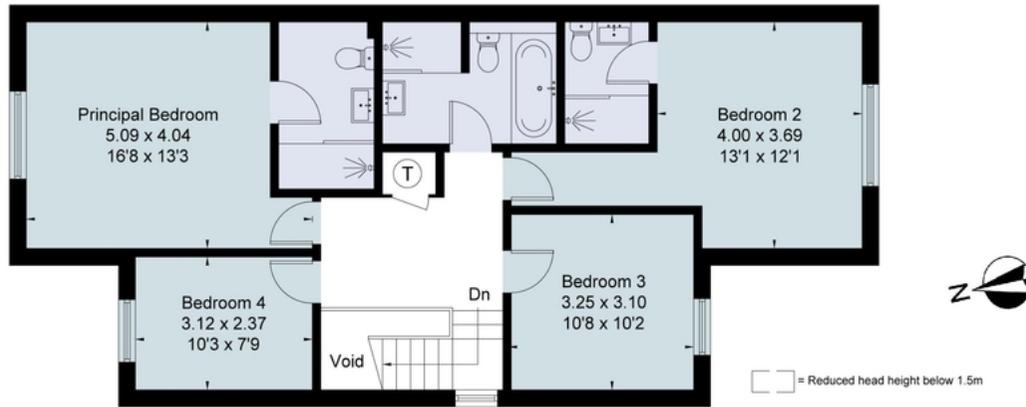
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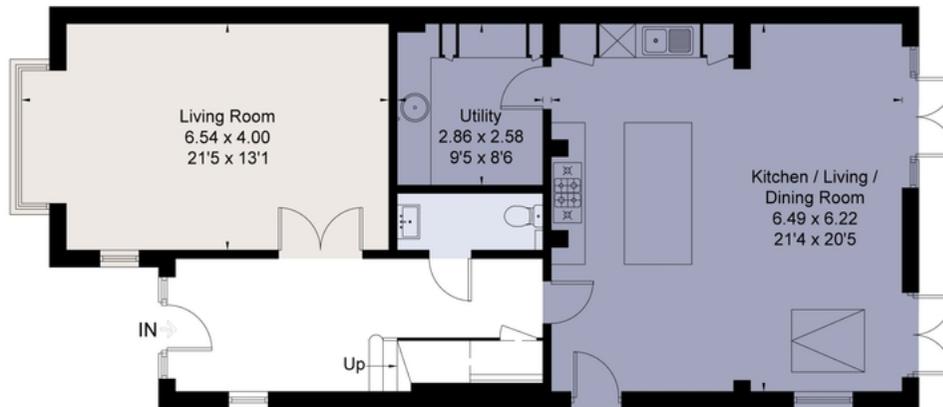
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First Floor

For identification only. Not to scale.

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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) A			
(81-91) B		87	92
(69-80) C			
(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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