



# High specification four bedroom detached home

**5 Scott Place, Wilmslow, Cheshire, SK9 2EJ**

Freehold



Four bedrooms • Two bathrooms • Open plan dining kitchen • Two reception rooms • Utility room • Single garage • South easterly rear gardens • No chain

#### Local information

Set within the popular Bollin Park development off Adlington Road, this modern home is conveniently positioned 1.5 miles from the town centre amenities.

The area offers an excellent choice of schooling with Wilmslow High School situated 1.9 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 is 4.8 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 2017, this attractive four bedroom detached home enjoys favoured positioning at the head of the cul de sac. The current owners have commissioned a number of notable upgrades resulting in a truly exceptional home finished to an uncompromising specification. Stand-out highlights include Villeroy & Boch sanitary ware, Porcelanosa tiling, an extensive range of bespoke fitted furniture, plantation shutters to the family room, limestone living room fire place and beautifully landscaped rear gardens.

The property is approached along a block paved driveway which provides access to the integral single garage with electric door and off road parking for two cars alongside the open plan lawned gardens. Extending to approximately 1,615 sq ft in total, the light, spacious

and immaculately presented accommodation is entered via a composite front door into a welcoming hallway benefiting from useful under-stairs storage. Off to the right of the hall is a well-proportioned living room with a box bay window. The highlight of the ground floor accommodation is the impressive dining kitchen area, appointed with quartz work surfaces and splash backs, Nottle fitted units, Amtico flooring and a comprehensive range of Neff appliances including induction hob with extractor above, dishwasher, fridge/freezer, electric fan oven and combination microwave/oven. Open plan off the dining kitchen is the triple aspect family room with vaulted ceiling and bi-folding doors onto the southerly rear gardens. The ground floor accommodation is completed by a fitted utility room and a WC/cloakroom.

The first floor landing leads to a beautifully appointed house bathroom with separate shower and bath in addition to four well-proportioned bedrooms, all of which feature high quality bespoke fitted furniture. The particularly spacious principal bedroom benefits from en-suite shower room facilities.

The fully enclosed south easterly facing rear gardens have been beautifully landscaped at great expense. A generous Indian stone terrace is perfect for alfresco dining whilst a manicured lawn lies beyond defined by profusely stocked raised sleeper flower beds.







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Gross internal area (approx) 1486 sq ft / 138 sq m

Outbuildings 129 sq ft / 12 sq m

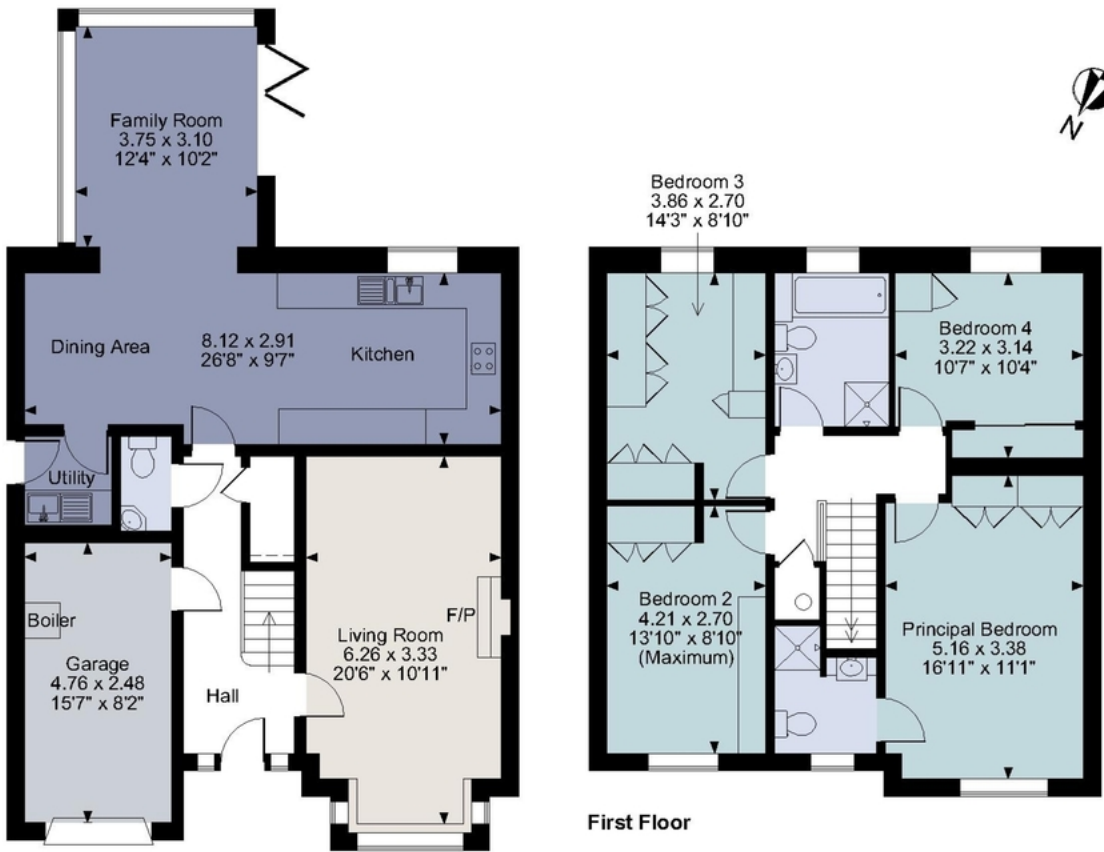
Total 1615 sq ft / 150 sq m



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Ground Floor

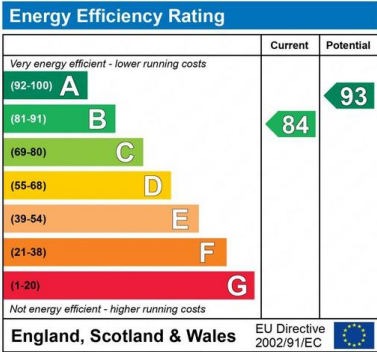
First Floor

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The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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