



## New build spacious & versatile family home

29 Primrose Way, Wilmslow, Cheshire, SK9 4EF

Freehold



New build property • Four bedrooms & Study • Two bathrooms • Electric charging point • NHBC certificate • Garage

#### Local information

Primrose Way is well situated within 1.3 miles of Handforth centre and 1.4 miles of Wilmslow centre both offer an excellent range of amenities including local supermarkets, retail shops and a wide selection of bars and restaurants. The property is conveniently located close to The Carrs Country Park which offers countryside walks along the Bollin River towards Quarry Bank Mill, just over a mile away. The area also offers excellent choices of schooling with highly regarded local state schools and a wide choice of private schools. Ofsted\* rated 'Outstanding' Lacey Green Primary Academy is 0.9 miles away and Handforth Grange Primary School is 1.3 miles away and Wilmslow High School is 1.7 miles away. The property is 1.5 miles from Wilmslow train station which offers a 1 hr 51 min service to London Euston, a 19 min service to Manchester Piccadilly and a 10 min service to Manchester Airport (3.8 miles).

#### About this property

Constructed in 2022 by David Wilson Homes, this four bedroom, three storey townhouse offers spacious and versatile modern family accommodation or the perfect lock up and leave. It is finished to an immaculate standard, the current owners having upgraded the standard finish with a host of luxury upgrades. These include, Quartz work tops, wood finished kitchen units, AEG appliances, integrated wine cooler, Amtico flooring, upgraded carpets, fitted wardrobes to all three double

bedrooms, outside tap and electrical charging point. The property opens into a spacious hallway with access to the integral garage with electric car charging station. The hallway leads into the impressive contemporary kitchen diner, with integrated AEG appliances, full height fridge freezer, gas hob, dishwasher, washer/dryer and built-in wine cooler. French doors to the rear of the kitchen open up to a generous garden plot, flooding the kitchen with natural light. Directly next to the kitchen is the downstairs cloakroom and understairs storage. Amtico flooring runs throughout the ground floor. To the first floor landing is the light and spacious living room which opens up onto a Juliet balcony. To the rear of the landing is a double bedroom with fitted wardrobes and the family bathroom with a shower over the bath. On the top floor there is the impressive principal bedroom suite, complete with en suite shower room and balcony. Directly next to the principal bedroom is a third double bedroom fitted with a skylight with fitted wardrobes. The top floor is completed by a single fourth bedroom across from a separate study, providing a great space for those working from home. Externally to the rear of the property is the enclosed rear garden with paved patio area and lawn. To the front of the property, there is a tarmac driveway with parking for one car.

\*<https://reports.ofsted.gov.uk/>

\*\*Please note all times and distances are approximate







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**Gross internal area (approx)** Main House gross internal area = 1,329 sq ft / 124 sq m

**Outbuildings** Garage gross internal area = 173 sq ft / 16 sq m. Balcony external area = 33 sq ft / 3 sq m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	85	
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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