



Plumley

The Bloomsbury, The Paddocks, Plumley Moor Road







## The Property

The front porch opens to a remarkable double height entrance hall, providing an effortless flow to the various reception rooms. The entrance hall features wood effect ceramic floor tiles and a spectacular full height glass window within a contemporary aluminium frame, filling the room with natural light. The kitchen is of an open plan layout, and is situated to the rear elevation overlooking the expansive rear gardens. Completed to an exacting standard, the kitchen incorporates the highest quality German SieMatic kitchen units and stone worktop, there are also integrated Miele appliances as well as a Quooker tap. The room is generously sized, providing more than ample space for a dining and living area; it also includes an abundance of floor to ceiling windows in addition to sliding doors that open to the private patio area.

There is a reception room positioned to the rear of the property which is a very large and versatile space, accessed via sliding glazed doors. The room incorporates sliding doors leading to the rear terrace and a large window to the front elevation making it a very bright and inviting space. There is another sizeable reception room situated on the ground floor, in addition to a laundry room that offers fitted units, a sink and space for a washing machine and tumble dryer. A spacious cloakroom and WC complete the ground floor specification.

The principal suite is a brilliant feature of the home: positioned to the rear elevation, it enjoys uninterrupted views of the Cheshire countryside surrounding the property. The bedroom includes a wonderful double height window, opening to a full width balcony. There is a modern four piece suite servicing the principal bedroom, fitted with Porcelanosa Gold Calcutta tiles, book matched for a continual marble grain, Villeroy and Boch sanitary ware, an exceptional freestanding Lusso stone egg-shaped bath, twin washbasins and a rain shower. The principal suite also includes a large dressing room area.

The remaining three bedrooms are very spacious and of equal proportions; two are serviced by modern en suites, while bedroom three is serviced by a stunning three piece family bathroom to include a freestanding bath, walk in shower and attractive marble tiling.



## SUMMARY OF ACCOMMODATION

- An immaculately presented newly built detached property situated in a lovely semi-rural position finished to a very high standard throughout
- Substantial & flexible reception rooms
- Superb living dining kitchen with high quality integrated appliances & separate utility room
- Four generous bedrooms & four bathrooms
- Private formal gardens with patio and lawned areas, ideal for alfresco dining and entertaining
- Driveway providing ample off road parking









103 King Street, Knutsford,  
Cheshire, WA16 6EQ  
**01565 654 000**  
E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)  
[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)



**Price – £1,875,000**  
**Postcode – WA16 9RU**  
**EPC Rating - TBC**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – TBC**

**Plumley Moor Road, Plumley**  
**Plot 1 gross internal area = 4,106 sq ft / 382 sq m**  
**Plot 2 gross internal area = 3,593 sq ft / 334 sq m**  
**Balcony external area = 207 sq ft / 19 sq m**  
**Total gross internal area = 7,699 sq ft / 715 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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