

# 4 Thornfield Hey

Wilmslow, Cheshire, SK9 2NF



*mosley jarman*





## 4 Thornfield Hey, Wilmslow, Cheshire, SK9 2NF

**£595,000**

A spacious four bedroom, two bathroom, detached family house constructed by Jones Homes situated within a quiet cul-de-sac location consisting of seven detached properties.

The accommodation consists of a centralised hallway with useful downstairs WC & cloaks cupboard which leads to a bright & spacious sitting room (with dual aspect, incorporating sliding doors which provide direct access onto the rear garden), a separate dining room (with glazed sliding doors connecting to the living room) and breakfast kitchen (fitted with traditional units, Neff double oven and space for American fridge-freezer). Stairs ascend to a spacious first floor landing which provides access to the principal bedroom (with fitted wardrobes and en-suite shower room), three further bedrooms (two with fitted wardrobes) and a family bathroom. Double glazed and gas fired central heating (powered by a Worcester combination boiler). The property also benefits from a large double garage (with power, lighting and electric up and over garage door). The house offers potential for cosmetic refurbishment and/or an extension subject to relevant planning permissions.



- A spacious four bedroom, two bathroom, detached family house
- Spacious living/dining room
- Driveway and integrated garage
- Council Tax Band F / Cheshire East
- Leasehold - 999 years from 29 September 1977 / £50 per annum
- Situated in a quiet cul-de-sac
- Four double bedrooms
- Potential for refurbishment or redevelopment subject to relevant planning consent
- EPC grade D





### The Location

The property is positioned on the fringe of the popular 'Summerfields' estate, close to local super markets and with nearby access to the A34 and within a 20 minute walk to Wilmslow centre.

### The Grounds & Gardens

To the front of the property there is a paved driveway (providing off road parking for two vehicles) and a lawned area. To the rear of the property, there is a large, private, enclosed rear garden, mainly laid to lawn with paved patio.

### Important Information

Heating - Gas central heating (radiators).

Mains - Gas, electric, water and sewage.

Property Construction - Brick built with tiled roof.

Flood Risk\* - Very low flood risk.

Broadband\*\* - Superfast broadband available (FTTC/Fibre To The Cabinet).

Mobile Coverage\*\* - Mobile coverage available with all major providers.

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 2NF**

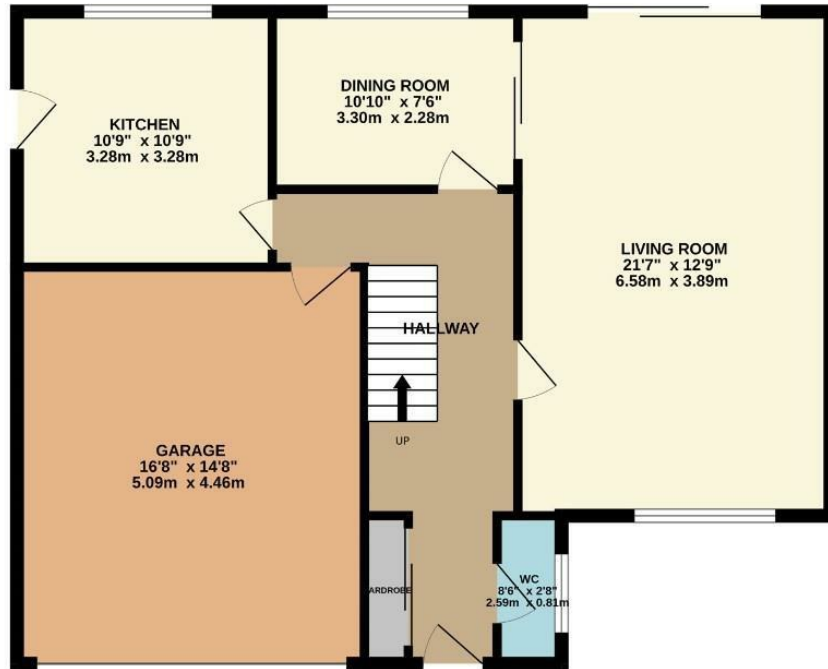
What 3 Words: **lodge.cabin.blows**

Council Tax Band: **F**

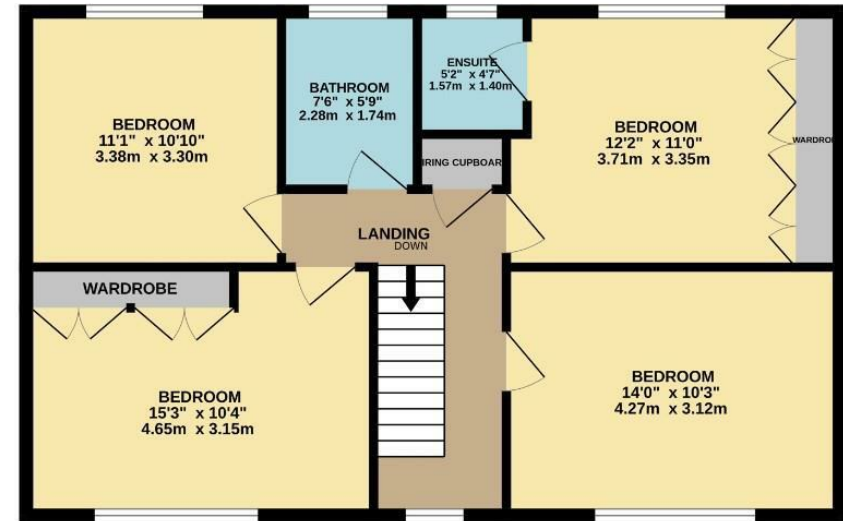
EPC Rating: **D**

Tenure: **Leasehold**

GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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