

# 1 Bletchley Park Way

Wilmslow, Cheshire, SK9 2EH



*mosley jarman*









## 1 Bletchley Park Way, Wilmslow, Cheshire, SK9 2EH

**£1,375,000**

**\*NEW HOME FOR SALE WITH ALL FURNITURE\***

An attractive detached family house located on the popular Bollin Park development with high quality fittings throughout.

1 Bletchley Park Way is the former show home on the much sought after Bollin Park Development and will include all the furniture and fittings.

On the ground floor is the entrance hall with storage, cloakroom/WC, study, living room with feature inglenook fireplace and bi-folding doors opening onto the garden, large open plan kitchen/dining room with contemporary fully fitted Nolte kitchen with integrated NEFF appliances, open to a sun room. There is also a utility room off the kitchen.

To the first floor is the principal bedroom suite with large walk in dressing room and en-suite bathroom. There are four further double bedrooms and on the first and second floor and three bathrooms (two en-suite) all the bathrooms have Villeroy & Boch sanitary ware and bespoke tiling.

Externally, to the front there is a well-stocked mature garden with a block paved driveway providing parking for several vehicles and leads to a detached double garage.

Fully enclosed rear established garden with Indian flagstone patio, lawn and raised planters.

The property comes fully furnished and is offered for sale with no onward chain.

Situated in a semi-rural location on the outskirts of Wilmslow Town Centre. The centre offers a good range of shopping, supermarkets, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and wonderful walks including The Carr's, The Bollin Valley and The Edge, a beauty spot of historical importance. The motorway network system is within easy access as is Manchester International Airport local and commuter rail links to Manchester and London.

- For Sale Fully Furnished
- Five Bedrooms
- Double Garage
- For Sale with No Chain
- One of the final opportunities to buy new on Bollin Park
- Four Bathrooms (Three En-Suite)
- Landscaped Garden
- Offered with 10 year NHBC warranty











### **Important Information**

Council Tax Band: To be confirmed.

EPC grade: B

Heating: Gas, Electric, Water

Mains: Gas

Flood Risk\*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage\*\*: Mobile coverage with Vodafone likely, EE & O2 limited.

Parking: Off road parking to the front of the property.

What 3 Words: ///clenching.intruded.brew

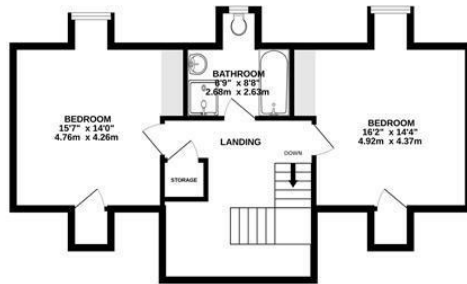
Tenure: Freehold

\* Information provided by GOV.UK

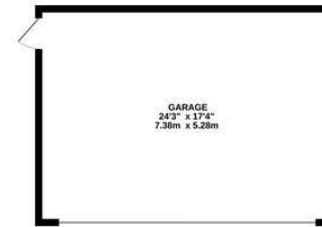
\*\*Information provided by Ofcom checker.

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.

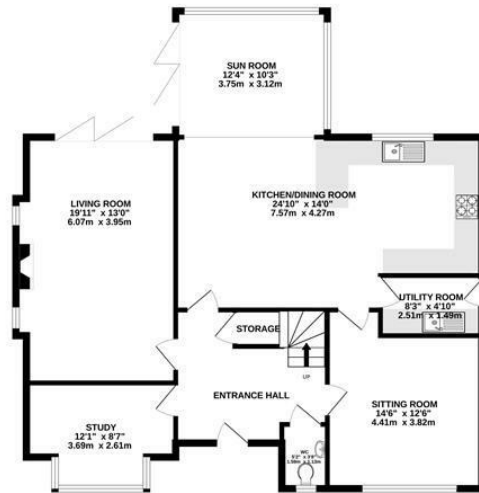
2ND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



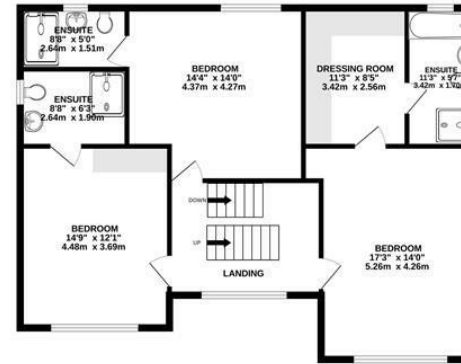
GARAGE  
419 sq.ft. (39.0 sq.m.) approx.



GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 3122 sq.ft. (290.0 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.