



41 Primrose Way, Wilmslow, SK9 4EF

mosley jarman

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Offers In Excess Of £675,000

- Attractive four bedroom, two bathroom detached family home
- Situated on the popular Stanneylands Development built in 2022
- Beautiful open plan kitchen/ family room
- Detached garage & driveway with parking for several vehicles
- Bordering open countryside/ parkland
- NHBC warranty from build date
- Freehold Tenure
- Council Tax Band F





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An immaculately presented & spacious modern four double bedroom, two bathroom (one en-suite), detached home situated on the popular Stanneylands Development, constructed by David Wilson Homes.

The accommodation comprises of a hallway, living room with bay window, study/playroom, spacious living kitchen, fitted with shaker cabinets, quartz worksurfaces, complimented by integrated appliances, (including oven, hob, microwave, fridge-freezer, dishwasher, washing machine & wine fridge) the room provides an ideal entertaining/family space with ample room for lounging, dining & cooking with French doors opening to the rear garden. In addition there is benefit of a utility room & downstairs WC. The property benefits from upgraded Amtico flooring through the ground floor accommodation.

The central first-floor landing (with recessed airing/linen cupboard) provides access to four spacious double bedrooms. The main bedroom has fitted wardrobes to one wall and a large en-suite shower room. The further three bedrooms (one with fitted wardrobes) are served by a main bathroom.

Location

Situated within the popular David Wilson Homes 'Little Stanneylands Development' located in a convenient location with nearby access to Wilmslow town centre, the A555 by-pass and boarding open countryside. Wilmslow train station is just over 1 mile away & offers direct links to Manchester and London. Lacey Green Primary School & Wilmslow High School are within a short drive of the property.

Gardens & Grounds

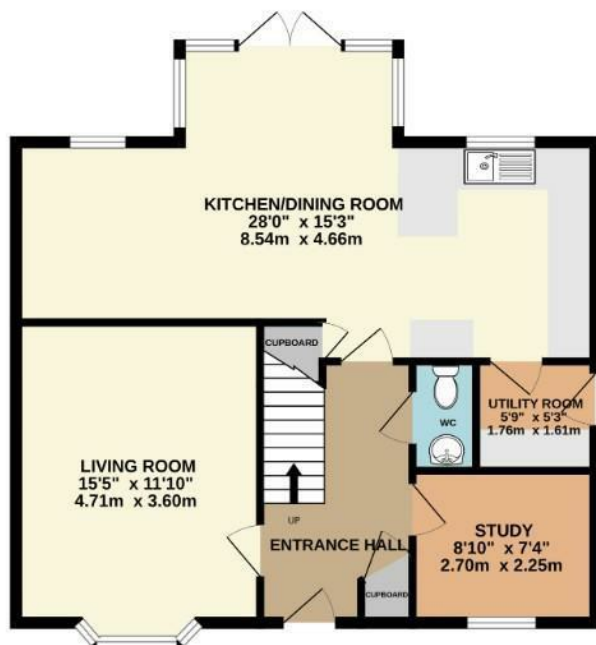
To the front of the property, there is a lawned area & a driveway providing off road parking and access to detached brick built garage. The rear garden is West facing, enclosed & features a lawn and patio area.

Important Information

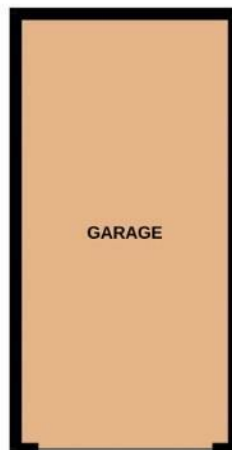
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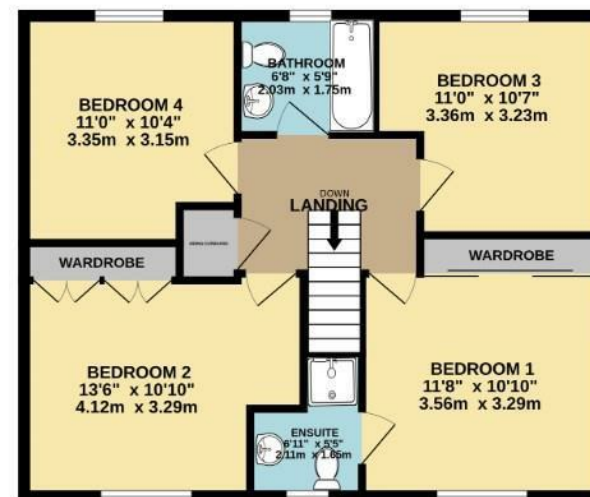
GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



GARAGE



1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1650sq.ft. (153.3 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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