

30 Bletchley Park Way
Wilmslow, SK9 2EH



mosley jarman



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£699,950

An attractive & well presented four/ five bedroomed double bay fronted detached family home

The accommodation in brief comprises of a central hallway off which all rooms lead (the hallway features an upgraded glass /oak balustrade). The sitting room has a box bay window to front elevation. To the rear of the property there is a bright sociable kitchen diner which opens into a garden room with French doors leading onto the rear garden. The kitchen is fitted with contemporary high gloss cabinets & quartz worksurfaces, it features an extensive range of high quality integrated appliances, including oven, hob, extractor, full height fridge/ freezer, dishwasher. In addition there is a useful utility room which incorporates space for a washing machine and provides access to the garden. The ground floor also benefits from a downstairs WC & a study/fifth bedroom (also with a feature box bay window).

Stairs ascend to the first floor, this reveals four double bedrooms. The master bedroom benefits from fitted wardrobes & a good size en-suite shower room. The remaining bedrooms are serviced by a family bathroom (which has a bath and a separate shower).

The property benefits from integrated sound system in the principal rooms. The property is fully double glazed & heated by gas fired central heating/ combination boiler.

Please note, the property carries an annual charge of approximately £50.00 as a contribution towards the maintenance of the development.



- Impressive double bay fronted detached home
- Quiet cul-de-sac location which forms part of aspirational modern development
- Open views to the front elevation
- Council Tax Band G
- Four double bedrooms (two with fitted wardrobes) & two bathrooms
- Spacious open plan kitchen, diner, sitting room
- Freehold
- EPC grade B



Location

This beautifully presented modern detached four double bedroom property on the ever popular Bollin Park Development, constructed by Jones Homes. is conveniently located close to Wilmslow town centre and train station (offering direct links to Manchester and London) and Wilmslow Academy (1.6 miles). Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Garden & Grounds

The property sits in a good size plot. The rear garden is east facing, private, enclosed, mainly laid to lawn & boarded with mature evergreen planting providing additional privacy. The rear garden also incorporates a sandstone patio area perfect for alfresco dining.

The driveway provides off road parking, in addition there is an attached brick build garage..

To the front of the property there is a garden area with mature evergreens & shrubs. The property takes advantage of being west facing to the front aspect and looks directly onto open parkland views.

Postcode:	SK9 2EH
What 3 Words:	flipping.backswing.published
Council Tax :	G
EPC Rating:	B
Tenure:	Freehold



GARAGE
183 sq.ft. (17.0 sq.m.) approx.

GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.

1ST FLOOR
866 sq.ft. (80.1 sq.m.) approx.

TOTAL FLOOR AREA : 1672 sq.ft. (155.3 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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