



**GASCOIGNE
HALMAN**

4 KINGS ROAD, WILMSLOW SK9 5PZ

THE AREAS LEADING ESTATE AGENT



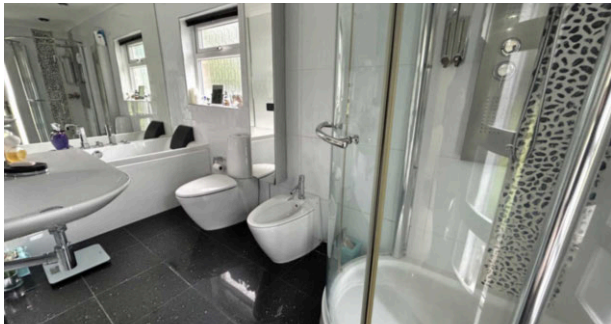
4 KINGS ROAD, WILMSLOW SK9 5PZ

£775,000

Situated within the sought after Pownall Park area of Wilmslow, this modern detached bungalow is set within private gated grounds of 0.25 of an acre and boasts spacious and stylish accommodation with superb scope to extend and develop further.

- Substantial Detached Bungalow
- Generous Corner Plot Measuring 0.25 of an Acre
- Four Double Bedrooms
- Three Modern Bath/Shower Rooms
- Superb Open-Plan Living-Dining Kitchen
- Private Gated Entrance And Detached Garage
- Exclusive Pownall Park Location





Enjoying a large corner plot, this four double bedroom bungalow offers modern and open-plan living with extensive gardens set within a private gated entrance.

Internally the property boasts well-presented accommodation throughout and comprises; welcoming entrance hallway with attractive tiled floors opening to a large open-plan, living-dining kitchen with feature bay-window. The kitchen itself offers granite work surfaces and a range of Neff integrated appliances. The kitchen then leads through to a useful utility room, large garden room with superb garden views and a separate conservatory.

The ground floor also offers two double bedrooms, both with modern en-suite facilities with the main bedroom being particularly large in size with dual garden views, fitted wardrobes and an impressive en-suite bathroom.

To the first floor there is a superb light and airy landing with Velux windows perfect for a further sitting or study area and giving access to two further double bedrooms and a stylish refitted shower room.

Externally the property is approached via electric gates with secure telecom system, large driveway providing parking for several cars and access to the detached garage. The property enjoys a large tree-lined private plot measuring a healthy 0.25 of an acre giving superb scope to develop the property further (subject to planning permission).

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5PZ

TENURE

Freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

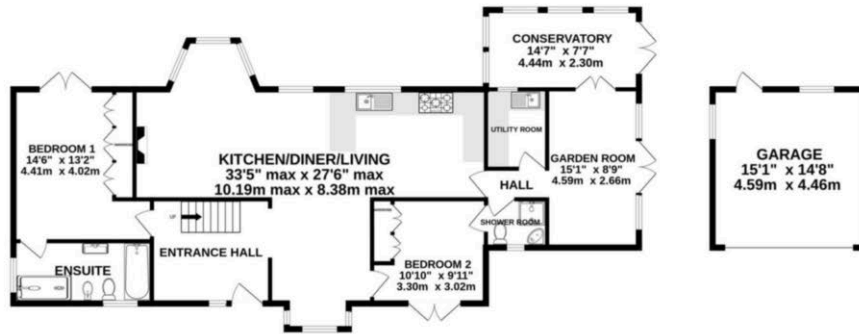
Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1508 sq.ft. (140.1 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1997 sq.ft. (185.6 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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