



**GASCOIGNE
HALMAN**

1 LACEY GROVE, WILMSLOW SK9 4BJ

THE AREAS LEADING ESTATE AGENT



1 LACEY GROVE, WILMSLOW SK9 4BJ

£900,000

A truly superb detached family home nestled on a quiet backwater conveniently located only moments from Wilmslow town centre and train station boasting luxury accommodation throughout with four/five bedrooms, three stylish bathrooms and a superb dining kitchen.

- Stylish Detached Family Home
- High Specification Fixtures And Fittings Throughout
- Spacious Accommodation Measuring 2470 Sq Ft
- Four/Five Bedrooms And Three Superb Bathrooms
- Luxury Shaker Style Kitchen With Central Island
- Formal Living Room With Wood-Burning Stove
- High Speed Broadband Connectivity And CCTV
- Landscaped Gardens To Three Sides And Garage With Electric Door





This immaculate detached property has undergone a comprehensive programme of complete renovation by the highly reputable developer Denstone Architectural Design Ltd, to create a light and airy, high specification home with superb internal space and an exceptional attention to detail throughout.

The property itself boasts an impressive 2470 sq ft of stunning accommodation and comprises internally; entrance hallway with attractive Herringbone wooden flooring which runs throughout the ground floor, an outstanding Shaker style dining kitchen with central island, Quartz worktops, integrated appliances, hot/filtered boiling tap, AEG triple oven with gas hob as well as attractive modern bi-fold doors opening to the rear garden. A separate utility room is accessed via the kitchen with ample fitted storage, sink with mixer tap and door access to the rear garden.

A separate dining space flows seamlessly from the kitchen area and also boasts bi-folding doors to the private outdoor space to the front. There is an additional sitting room which flows from the dining area and this leads to a separate formal living room, generous in size with wood-burning stove and French doors to the side garden.

In addition to the ground floor there is a rear inner hallway which gives access to handy wine store under the stairs as well as a further good-size family room or bedroom depending on the buyers requirements with a newly fitted shower room adjacent.

To the first floor there are four good-size bedrooms with the main bedroom offering a superb en-suite shower room with dual sinks and contemporary tiling. A stunning family bathroom with free standing bath tub and separate shower serves the remaining three bedrooms.

Externally the property has a spacious newly laid driveway providing ample off-road parking as well as access to the electric door operated single garage, with a substantial private landscaped lawned garden to the front, an additional lawned side garden with 9 x 7ft garden shed along with a large private patio with raised flowerbeds to the rear.

It is worth noting the property comes with cast iron radiators throughout, modern standard insulation, high quality double glazing, CCTV, fast fibre broadband connectivity and a full alarm system.

The property is located only 0.5 miles to Wilmslow town centre and train station and is sold with no chain.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. 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 large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 4BJ

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.

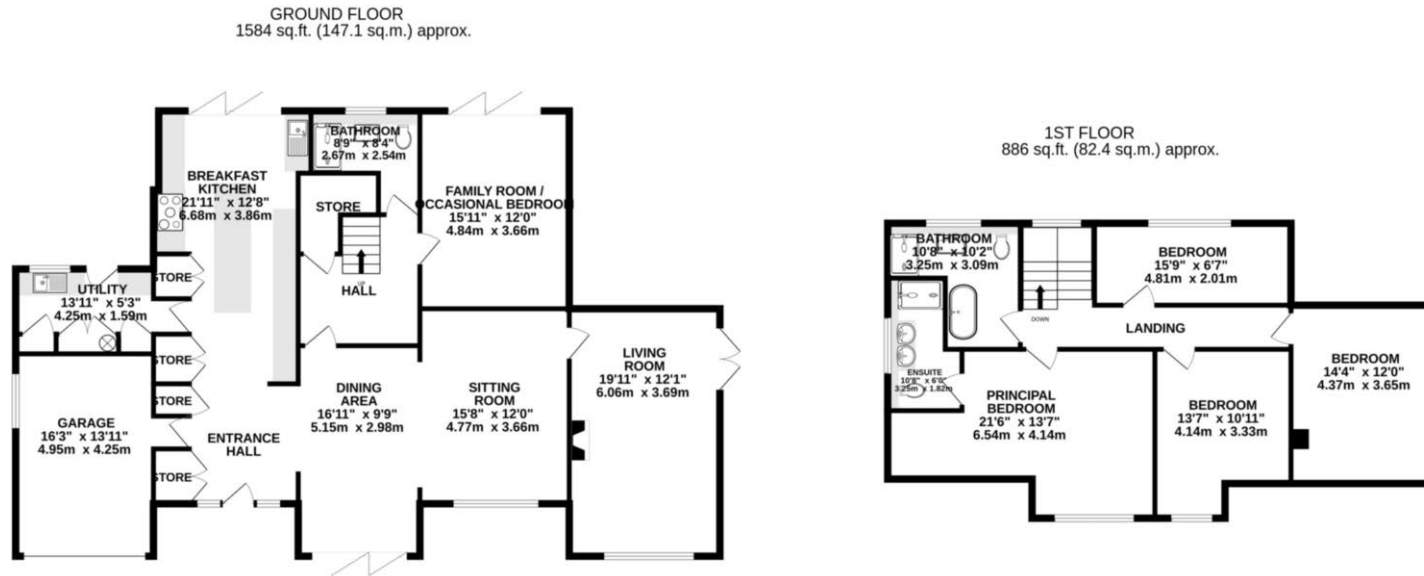
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 2470 sq.ft. (229.5 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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