



**GASCOIGNE  
HALMAN**

12 ROBINSON CLOSE, WILMSLOW SK9 2SS

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THE AREAS LEADING ESTATE AGENT



## 12 ROBINSON CLOSE, WILMSLOW SK9 2SS

**£1.55 Million**

An exceptional modern home enjoying arguably the finest position on the popular Bollin Pak development with beautifully upgraded and presented accommodation throughout. The property enjoys a private corner plot with five bedrooms, four bathrooms and delightful open green space views.



- Impressive Three-Storey Detached Family Home
- Enviable Position With Open Views To Front And Rear
- Generous And Private Corner Plot
- Five Double Bedrooms
- Four Contemporary High Quality Bathrooms
- Three Reception Rooms
- Refitted Luxury Dining Kitchen With Premium Integrated Appliances
- Main Bedroom With Private Dressing Room And En-Suite Bathroom



We are delighted to introduce this impressive detached family home situated on the popular Bollin Park development located off the exclusive Adlington Road area of Wilmslow.

The property boasts arguably one of the best positions on the development enjoying a higher level of seclusion and privacy along with immaculately presented stylish accommodation across three floors.

Internally the property offers a large and welcoming entrance hallway, with underfloor heating and glass balustrade staircase extending up to all three floors, which provides access to all principal ground floor rooms. A living room is a generous and peaceful space, perfect for entertaining with a feature log burning stove and bi-folding doors opening to the rear garden. In addition there is a separate formal dining room which could also be used as a play room or additional living room depending on requirements as well as a private home study/office which provides a quiet and practical workspace.

To the rear of the ground floor is the bespoke dining kitchen, refitted by the luxury kitchen maker Sheerins of Knutsford and boasting a thoughtfully designed space with high-quality handmade units, premium integrated appliances, granite work surfaces, underfloor heating and ample dining space opening to a superb garden room with bi-fold doors opening to the rear garden. Accessed via the kitchen is the separate utility room which leads through to the integral double garage with fitted storage and door access to the rear garden.

To the first floor there are three large double bedrooms, all with their own stylish en-suites and a range of fitted wardrobes with the main bedroom being particularly large in size with its own private dressing room and luxury en-suite bathroom. To the second floor there are two additional double bedrooms, both with fitted wardrobes as well as useful loft rooms which are generous in size and provide extra storage or play areas for the children.

Externally, the property enjoys a large corner plot with a large driveway providing ample off-road parking and access to the double garage, whilst gated side access leads to a private landscaped rear garden with Indian Stone patio and pathways. The open green views to the front and parkland views to the side create a wonderful sense of openness and a semi-rural feel while still enjoying the benefits of a modern residential setting.

#### 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 2SS

#### TENURE

Leasehold for 999 years from 24/06/2015 with a ground rent of £1,410 per annum. (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.

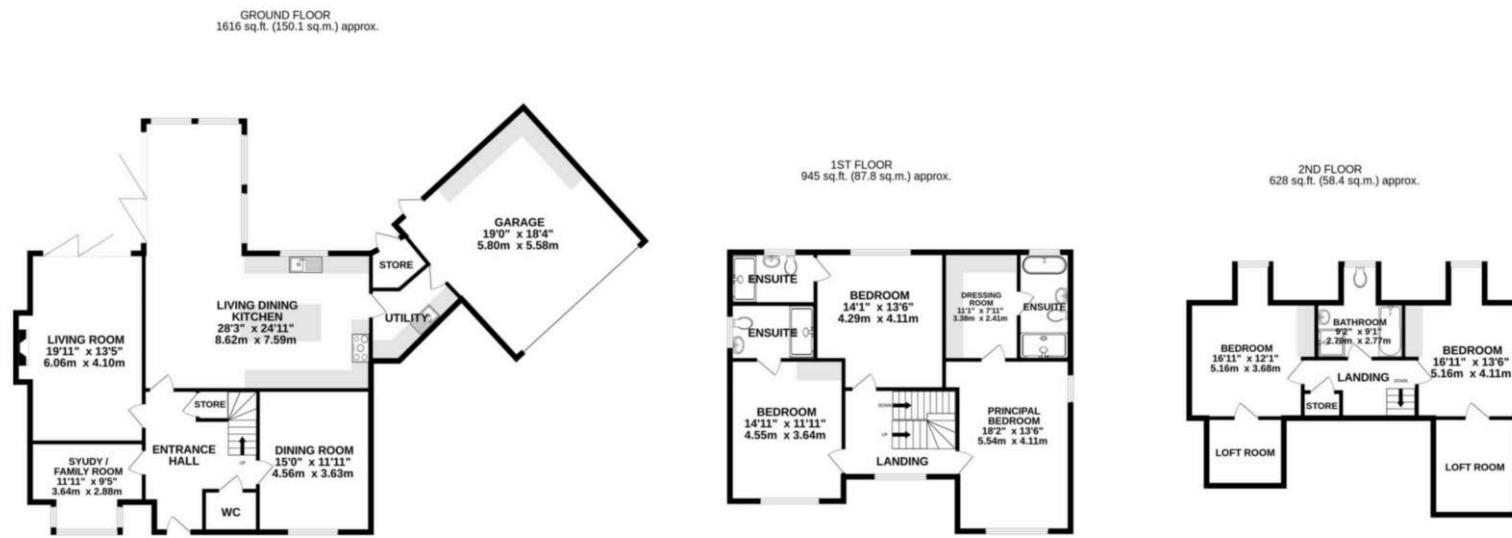
#### LOCAL AUTHORITY

Cheshire East. Property Band: G

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA : 3189 sq.ft. (296.3 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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