

## 5 OAKWOOD COURT | BOWDON

£565,000

\*\*\*NO ONWARD CHAIN\*\*\*

A replanned town house positioned in a highly favourable cul de sac location with commanding views across open countryside and south facing landscaped rear gardens. The superbly proportioned accommodation briefly comprises recessed porch, entrance hall, garden room/bedroom and shower room/WC to the ground floor, sitting room, dining room and fitted kitchen to the first floor, primary bedroom with en suite shower room/WC, two further bedrooms and family bathroom/WC to the second floor. Gas fired central heating and PVCu double glazing. Off road parking and integral garage.

POSTCODE: WA14 3DJ

## DESCRIPTION

Oakwood Court is a quiet cul de sac and forms part of a development that includes a variety of modern houses set within mature surroundings just a few hundred yards distance from the Bollin Valley. The location is ideal being within easy reach of the surrounding motorway network, local shops on Vicarage Lane and positioned a short distance from the Bollin Primary/Nursery School. The property also lies within the catchment area of highly regarded secondary schools.

The accommodation is of generous size and benefits from outstanding views across open countryside. Arranged over three floors in an adaptable configuration, with much further potential and presenting an ideal opportunity to remodel to individual taste.

Approached beyond a recessed porch the wide entrance hall provides access to a shower room/WC and garden room with sliding windows opening onto the paved rear terrace. At first floor level the main living area comprises full width sitting room with the focal point of a period style fireplace surround and marble hearth alongside a Juliet balcony with far reaching views in a southerly direction. There is also a spacious dining room and adjacent fitted kitchen. The second floor has been replanned to include a superb primary bedroom with commanding tree lined views across neighbouring fields and the benefit of built-in wardrobes plus en suite shower room/WC. In addition, there are two further bedrooms and family bathroom/WC.

Gas fired central heating has been installed together with PVCu double glazing throughout.

Externally to the front of the property, a paved driveway provides off road parking and leads onto the full depth integral garage with useful utility area. The landscaped rear gardens are certainly a feature incorporating a variety of mature trees and shrubs and paved terrace which is ideal for entertaining during the summer months. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Opaque PVCu double glazed door set within matching side-screens. Quarry tiled floor.

#### ENTRANCE HALL

**14'8" x 9'1" (4.47m x 2.77m)**

Staircase to the first floor. Space for hanging coats and jackets. Laminate wood flooring. Coved cornice. Radiator.

#### GARDEN ROOM/BEDROOM FOUR

**11'9" x 9'1" (3.58m x 2.77m)**

PVCu double glazed sliding windows to the rear. Access to the integral garage. Radiator.

#### SHOWER ROOM/WC

Wall mounted wash basin and low-level WC. Tiled walk-in recess with electric shower. Opaque PVCu double glazed windows to the front and side. Tile effect flooring. Radiator.

### FIRST FLOOR

#### LANDING

Staircase to the second floor. Recessed LED lighting. Coved cornice.

#### SITTING ROOM

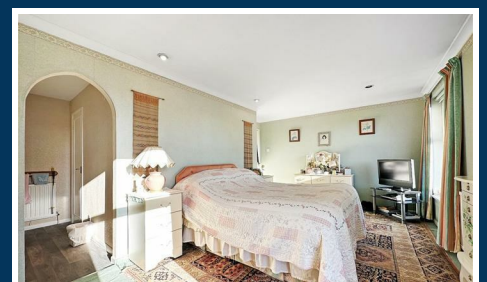
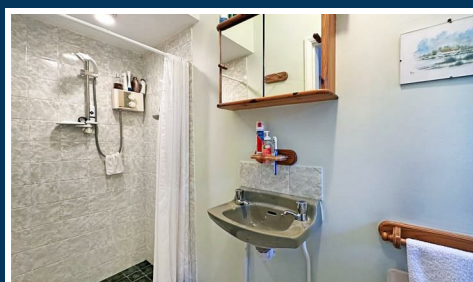
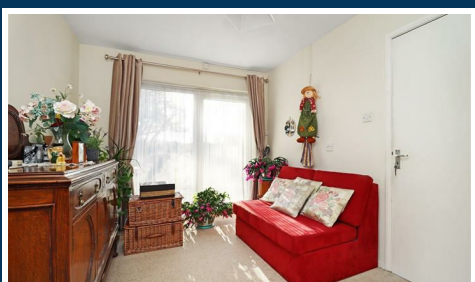
**18'8" x 11'11" (5.69m x 3.63m)**

Period style fireplace surround with living flame gas fire and marble hearth. PVCu double glazed French window to a Juliet balcony with wrought iron balustrade. PVCu double glazed window to the rear. Coved cornice. Two radiators. Archway to:

#### DINING ROOM

**18'2" x 9'1" (5.54m x 2.77m)**

Built-in cupboards with shelving above. PVCu double glazed window to the front. Coved cornice. Radiator.



## KITCHEN

12'4" x 9'2" (3.76m x 2.79m)

Fitted with light wood wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Display units and display shelves. Recess for a cooker with integrated extractor/light above. Space for a fridge/freezer and recess for a fridge. Wall mounted gas central heating boiler. PVCu double glazed window to the front. Tile effect flooring.

## SECOND FLOOR

### LANDING

Recessed LED lighting.

### BEDROOM ONE

18'8" x 11'11" (5.69m x 3.63m)

Built-in wardrobes the full width containing hanging rails and shelving. Two PVCu double glazed windows to the rear. Coved cornice. Radiator. Archway to:

### EN SUITE SHOWER ROOM/WC

7'9" x 5'10" (2.36m x 1.78m)

Pedestal wash basin with mixer tap and low-level WC set within tiled surrounds. Tiled enclosure with thermostatic shower. Airing cupboard with shelving and housing the hot water cylinder. Wood effect flooring. Radiator.

### BEDROOM TWO

12'7" x 12'4" (3.84m x 3.76m)

Built-in wardrobes with cupboards above. PVCu double glazed window to the front. Radiator.

### BEDROOM THREE

9'2" x 9'2" (2.79m x 2.79m)

PVCu double glazed window to the front. Radiator.

### FAMILY BATHROOM/WC

8'4" x 4'9" (2.54m x 1.45m)

Fitted with a suite comprising panelled whirlpool bath with mixer/shower tap, pedestal wash basin and low-level WC. Tile effect flooring.

## OUTSIDE

### INTEGRAL GARAGE

27'8" x 9' (8.43m x 2.74m)

Up and over doors at the front and rear. Utility area with matching wall and base units plus stainless steel drainer sink. Space for an automatic washing machine and tumble dryer. Light and power supplies.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

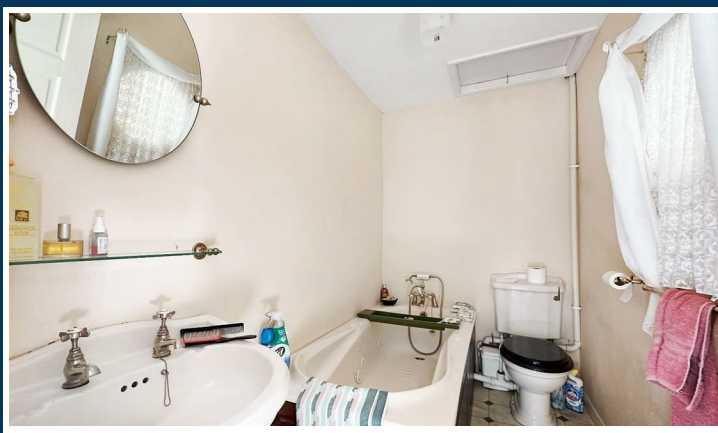
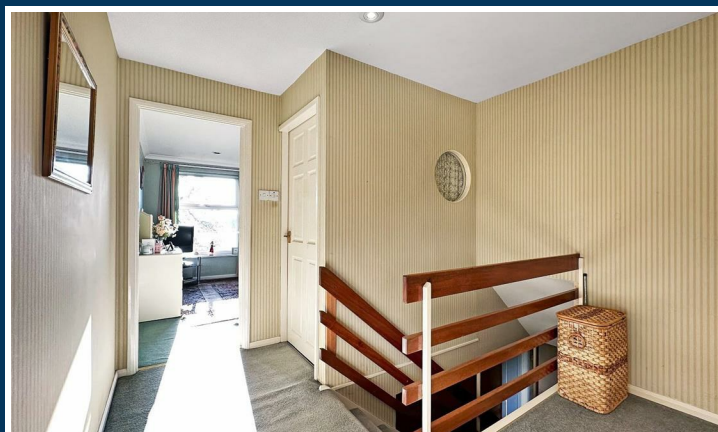
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band E

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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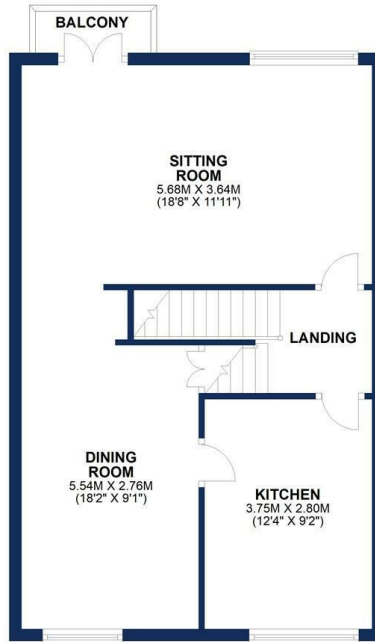
### GROUND FLOOR

APPROX. 50.7 SQ. METRES (545.6 SQ. FEET)



### FIRST FLOOR

APPROX. 54.2 SQ. METRES (582.9 SQ. FEET)



### SECOND FLOOR

APPROX. 52.9 SQ. METRES (569.1 SQ. FEET)



TOTAL AREA: APPROX. 157.7 SQ. METRES (1697.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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