



## 4 CARRWOOD | HALE BARNES

£1,200,000

\*\*\*DEVELOPMENT OPPORTUNITY\*\*\*PLANNING PERMISSION FOR NEW 6,600 SQ FT PROPERTY\*\*\*NO ONWARD CHAIN\*\*\*This detached family home is ideally situated on one of the areas most sought after roads and needs to be seen to be appreciated. The accommodation is arranged over three floors and briefly comprises large welcoming entrance hall with adjacent breakfast kitchen overlooking the rear gardens, impressive open plan sitting/dining room towards the rear with access to a raised seating terrace, separate study to the front, guest bedroom with en-suite plus three further double bedrooms serviced by the bathroom/WC, a lower ground floor provides a master bedroom with en-suite bathroom/WC and dressing room and there is a further double bedroom, separate utility room and access to the integral double garage and also the side patio. Ample off road parking within the driveway and lawned gardens to the front which continue to the side and rear. To the rear the gardens enjoy a high degree of privacy and are idyllic with the adjacent brook. Viewing is highly recommended.

POSTCODE: WA15 0EE

## DESCRIPTION

\*\*\*DEVELOPMENT OPPORTUNITY\*\*\*

\*\*\*PLANNING PERMISSION FOR NEW BUILD 6,600 SQ FT PROPERTY\*\*\*

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

Planning permission exists for the demolition of the existing house and erection of a new dwelling (approx 6,600 Sq Ft)

Full details of the planning can be found via the planning section of the Trafford Council website <https://pa.trafford.gov.uk/online-applications/> and searching using the application number 106341/FUL/21 - The development must be started no later than three years beginning with the date of the permission decision notice (15th June 2022)

This detached family home offers accommodation approaching 2,500 sq ft arranged over three floors and occupying an enviable plot of approximately 0.4 acres.

Ideally situated on one of the areas most prestigious roads and set beyond a shared private driveway the property enjoys a high degree of privacy within a picturesque setting with the tree screened gardens at the rear with adjacent brook.

The accommodation is approached via a welcoming entrance hall which provides access onto the breakfast kitchen to one side which in turn leads onto the separate study to the front. There is an impressive open plan sitting/dining room with windows to three sides overlooking the gardens at the rear. From the entrance hall stairs lead to the first floor where there is a guest bedroom with en-suite shower room/WC and three further bedrooms serviced by the family bathroom/WC. The lower ground floor has a hallway with fitted storage cupboards and with access to the side patio. Towards the rear the master bedroom benefits from a full en-suite bathroom/WC with adjacent dressing room and the accommodation is completed by the sixth double bedroom and utility room/WC. From the hall way there is also access to the double garage.

Externally there is ample off road parking within the tarmac driveway to the front which provides access to the double garage, the gardens then sweep to the front and side continuing to the rear. Accessed off the sitting room is a raised patio terrace with steps leading down to the further terraced seating area with delightful lawned gardens beyond screened by mature trees and with adjacent brook.

Viewing is highly recommended to appreciate the plot and accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### CANOPY PORCH

#### ENTRANCE HALL

27'0" x 11'6" maximum measurements (8.23m x 3.51m maximum measurements)

#### CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the front. Half tiled walls. Ceiling cornice.

#### OPEN PLAN SITTING/DINING ROOM COMPRISING:

##### DINING ROOM

15'10" x 13'0" (4.83m x 3.96m)

##### SITTING ROOM

13'10" x 12'1" (4.22m x 3.68m)

With ample space for living and dining suites. PVCu double glazed windows providing views over the attractive gardens and double doors leading to a raised patio seating terrace with steps towards the rear garden. Television aerial point. Data point. Air con unit. Ceiling cornice. Two radiators.

##### BREAKFAST KITCHEN

18'9" x 13'11" (5.72m x 4.24m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating a twin bowl stainless steel sink unit with drainer. Integrated Siemens oven/grill and combination microwave oven and warming drawer. Four ring Siemens hob with stainless steel extractor over. Space for fridge and freezer. Tiled walls. PVCu double glazed window provides views towards the rear gardens and there is a door to the side. Integrated Smeg dishwasher.

##### STUDY

13'11" x 13'1" (4.24m x 3.99m)

With PVCu double glazed window to the front flanked by double glazed port hole window. Two radiators. Television aerial point.

### FIRST FLOOR

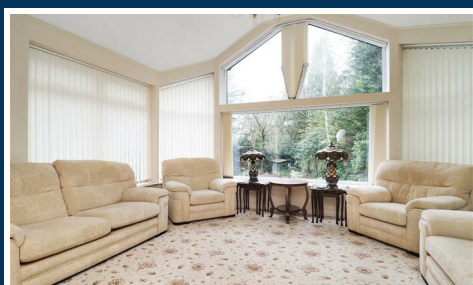
#### LANDING

Ceiling cornice. Storage cupboard. Loft access hatch with pull down ladder to boarded loft space.

#### BEDROOM 2

13'11" x 12'10" (4.24m x 3.91m)

With PVCu double glazed window to the rear. Fitted wardrobes and dressing table. Ceiling cornice. Recessed low voltage lighting. Radiator. Television aerial point.



## EN-SUITE

9'11" x 5'5" (3.02m x 1.65m)

With a suite comprising tiled shower cubicle, WC and vanity wash basin. Heated towel rail. Opaque PVCu double glazed window to the side. Tiled walls. Recessed low voltage lighting. Extractor fan.

## BEDROOM 3

13'1" x 11'6" (3.99m x 3.51m)

With PVCu double glazed window to the front. Ceiling cornice. Radiator. Television aerial point.

## BEDROOM 4

13'11" x 11'4" (4.24m x 3.45m)

With PVCu double glazed window to the front. Ceiling cornice. Radiator. Television aerial point. Telephone point.

## BEDROOM 5

13'11" x 10'0" (4.24m x 3.05m)

PVCu double glazed window to the rear. Radiator. Ceiling cornice. Telephone point.

## BATHROOM

7'6" x 6'6" (2.29m x 1.98m)

With a suite comprising bath with mixer shower, wash basin and WC. Opaque PVCu double glazed window to the side. Tiled walls.

## LOWER GROUND FLOOR

### HALLWAY

With door to the side patio seating area. Ceiling cornice. Radiator. Access to cloaks cupboard and access to integral double garage.

## BEDROOM 1

With two PVCu double glazed picture windows to the rear. Radiator. Ceiling cornice. Fitted wardrobes. Adjacent walk in wardrobe measuring 8'2" x 6'10" PVCu double glazed window to the rear and radiator.

## EN-SUITE

8'9" x 6'8" (2.67m x 2.03m)

With a white suite with chrome fittings comprising jacuzzi bath, tiled shower cubicle plus WC and wash hand basin. Two heated towel rails. Tiled walls. Opaque PVCu double glazed window to the side. Extractor fan.

## DRESSING ROOM

8'2" x 6'10" (2.49m x 2.08m)

With PVCu double glazed window to the rear. Radiator. Ceiling cornice.

## BEDROOM 6

14'0" x 9'0" (4.27m x 2.74m)

With PVCu double glazed window to the side. Radiator. Ceiling cornice.

## UTILITY

13'1" x 5'3" (3.99m x 1.60m)

With fitted wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Tiled floor and splashback. Plumbing for washing machine. Space for dryer. Opaque PVCu double glazed window to the front.

## OUTSIDE

To the front of the property the tarmac drive provides ample off road parking for several vehicles and access to the garage. There are adjacent tree screened lawns and gated access to one side whilst the lawns continue to the side and with steps leading down to the further patio seating area with lawned gardens beyond. The rear gardens are tree screened and with adjacent brook. There are exterior power points plus fitted storage area. The gardens also benefit from a substantial cabin of timber construction with light and power supplies.

## DOUBLE GARAGE

17'10" x 17'6" (5.44m x 5.33m)

Two remote up and over doors. Light, power and water feed plus radiator. Wall mounted combination gas central heating boiler and adjacent water system. Telephone point. Data feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

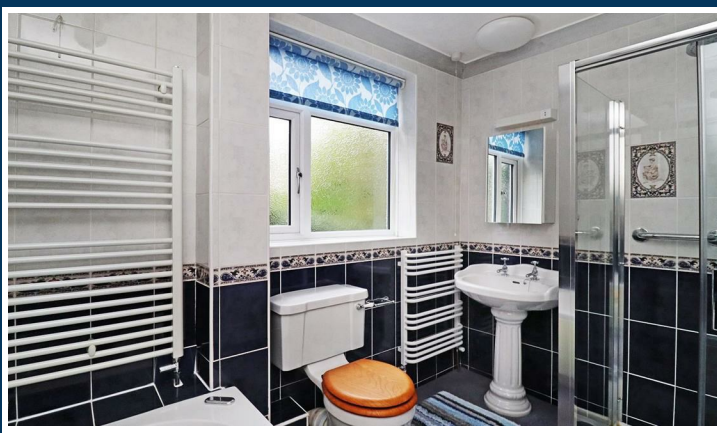
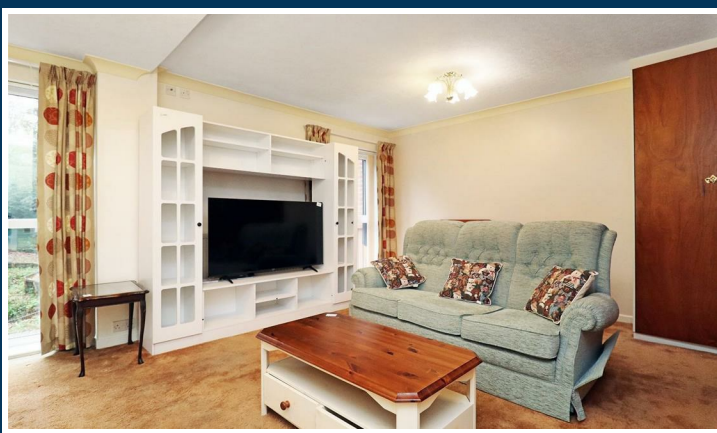
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## TENURE

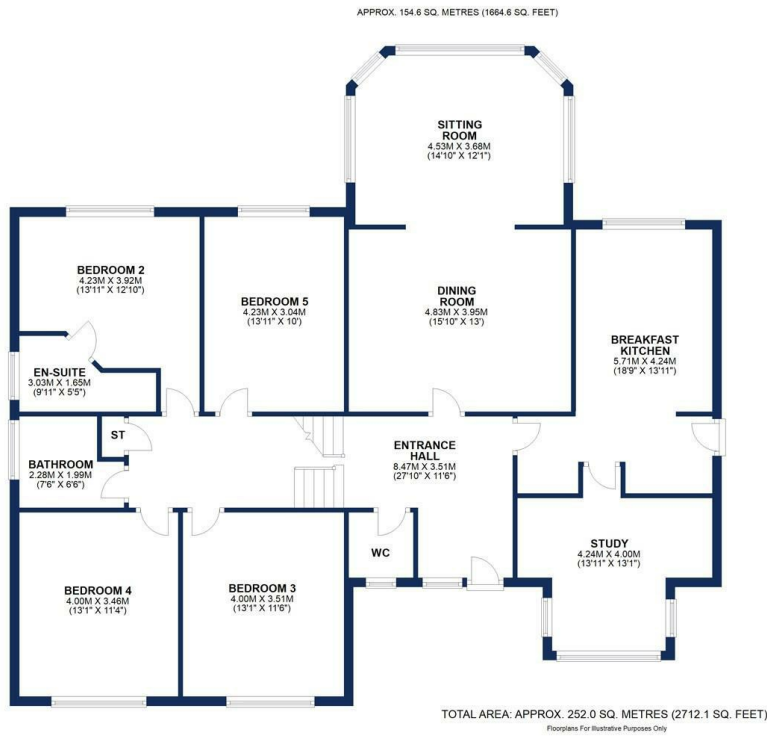
We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

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



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