



24 SUNNYBANK ROAD | BOWDON

£795,000

NO ONWARD CHAIN

A stunning detached property extended, replanned and refurbished to an exceptional standard throughout with westerly facing landscaped rear gardens adjoining open countryside. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, kitchen with Shaker style units, matching centre island and integrated appliances, dining area with bi-folding windows opening onto the rear terrace, utility room, cloakroom/WC, primary suite with dressing room and shower room/WC, two further bedrooms and family bathroom/WC. Gas fired central heating, air conditioning, underfloor heating, pressurised hot water system and double glazing throughout. Block paved driveway and attached garage with remotely operated door. Cul de sac location and less than 400 yards from local shops.

POSTCODE: WA14 3PW

DESCRIPTION

This detached family house features attractive partially rendered elevations alongside a substantial extension and includes large areas of glazing to create a naturally light interior. The property is set back beyond a block paved driveway flanked by lawned gardens with a recently upgraded attached garage now including a remotely operated door. Externally at the rear bi-folding windows open onto the raised terrace with surrounding landscaped grounds designed to incorporate mature borders complemented by a delightful water feature. The property is also well placed for access to the Bollin Valley and walks within the North Cheshire Green Belt and local shops are available on Vicarage Lane.

The ground floor is largely laid out for open plan living but split into distinctive areas. The centre piece is a stunning Shaker style fitted kitchen with matching centre island, breakfast bar and integrated appliances and the adjacent dining area is set within the glazed gable extension. Provision has been made for wall mounted flat screen televisions and an exquisite double sided living flame fireplace divides the sitting room, with fitted media unit and Sonos integrated speakers, from the kitchen. Furthermore, there is a separate utility room and well appointed cloakroom/WC.

At first floor level the primary bedroom benefits from a dressing room with fitted wardrobes and sumptuous en suite shower room/WC. Two further bedrooms enjoy tree lined views toward open countryside and are served by the luxurious family bathroom/WC.

Gas fired central heating, air conditioning and pressurised hot water system have been installed together with Aluminium/PVCu double glazing throughout. In addition there is underfloor heating to the dining kitchen.

Decor is tasteful throughout as also have been the choice of fittings with Duravit and Hansgrohe sanitary ware and lavish use of Karndean flooring all combining to create a most desirable family house.

The beautiful gardens are certainly a feature with seamless access from the dining kitchen to a tiled seating area which is ideal for entertaining during the summer months and steps down to a lawn surrounded by carefully planted raised flower beds. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Sunnybank Road lies within the catchment area of highly regarded primary and secondary schools including The Bollin and Bowdon C of E Primary Schools. The position is also ideal for access to the surrounding network of motorways and Manchester International Airport.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Oak front door with double glazed insert and set within matching side screens. Quarry tiled floor. Recessed LED lighting.

ENTRANCE HALL

Oak staircase with glass balustrade and recessed tread lighting. Under-stair cloaks/storage cupboard with hanging rail and recessed LED lighting. Wood effect Karndean flooring. Recessed LED lighting.

SITTING ROOM

16'9" x 11'7" (5.11m x 3.53m)

Fitted media unit and integrated Sonos speaker system. PVCu double glazed window to the front. Wood effect Karndean flooring. Recessed LED lighting. Radiator. Room divider with double sided log effect/living flame gas fire set within tempered glass.

DINING KITCHEN

23'10" x 18'2" (7.26m x 5.54m)

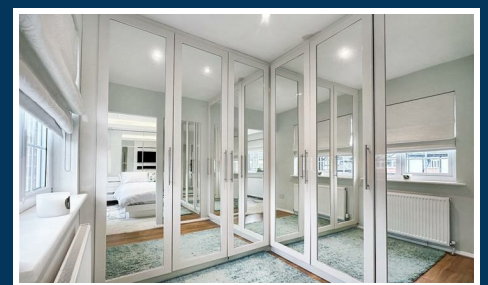
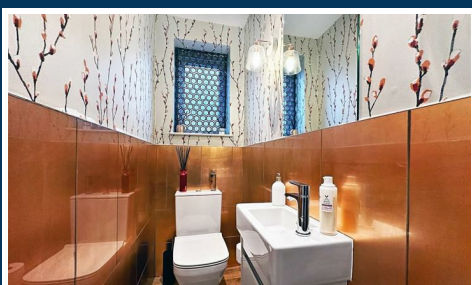
With wood effect Karndean flooring and planned to incorporate:

KITCHEN

Shaker style wall and base units beneath wood effect heat resistant work surfaces and inset composite drainer sink with mixer tap and instant hot water tap. Matching dresser units. Matching centre island with breakfast bar and integrated five zone induction hob with stainless steel chimney cooker hood above. Additional integrated appliances include an electric fan oven/grill and warming drawer, microwave oven, fridge/freezer, dishwasher and wine/drinks cooler. Opaque aluminium double glazed window to the side. Provision for a wall mounted flat screen television. Recessed LED lighting. Underfloor heating.

DINING AREA

Full width aluminium double glazing incorporating bi-folding windows to the partially covered terrace. Vaulted ceiling with glazed gable and two velux windows. Tall aluminium double glazed windows to both sides. Provision for a wall mounted flat screen television and sound bar. Recessed LED lighting. Underfloor heating.



UTILITY ROOM

9'7" x 7'5" (2.92m x 2.26m)

Shaker style wall and base units beneath wood effect heat resistant work surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Integrated automatic washing machine and tumble dryer. Plumbed recess for American style fridge freezer. Opaque aluminium double glazed door to the rear. Recessed LED lighting.

CLOAKROOM/WC

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Partially tiled walls. Wood effect Kardean flooring. Two wall light points.

FIRST FLOOR

LANDING

PVCu double glazed window to the side. Loft access hatch. Recessed LED lighting. Radiator.

BEDROOM ONE

13'5" x 10'2" (4.09m x 3.10m)

PVCu double glazed window to the front. Provision for a wall mounted flatscreen television and sound bar. Recessed LED lighting. Cornice up-lighting. Air-conditioning unit. Radiator.

DRESSING ROOM

8' x 8' (2.44m x 2.44m)

Fitted with a six door range of mirror fronted wardrobes containing hanging rail, shelving and drawers. PVCu double glazed window to the front. Wood effect flooring. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

9'2" x 4'6" (2.79m x 1.37m)

White/chrome twin vanity wash basin with mixer tap and low-level WC with concealed cistern set within tiled surrounds. Wide tiled enclosure with ceiling mounted thermostatic rain shower plus handheld attachment. Opaque PVCu double glazed window to the side. Partially tiled walls. Underfloor heating. Chrome heated towel rail.

BEDROOM TWO

12' x 9'4" (3.66m x 2.84m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

8'8" x 8'8" (2.64m x 2.64m)

PVCu double glazed window to the rear. Radiator.

FAMILY BATHROOM/WC

6'7" x 5'6" (2.01m x 1.68m)

White/chrome suite comprising panelled bath with thermostatic shower and screen above, wall mounted vanity wash basin and low-level WC. Opaque PVCu double glazed window to the side. Tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE

17'8" x 7'5" (5.38m x 2.26m)

Remotely operated up and over door. Wall mounted gas central heating boiler and pressurised hot water system. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

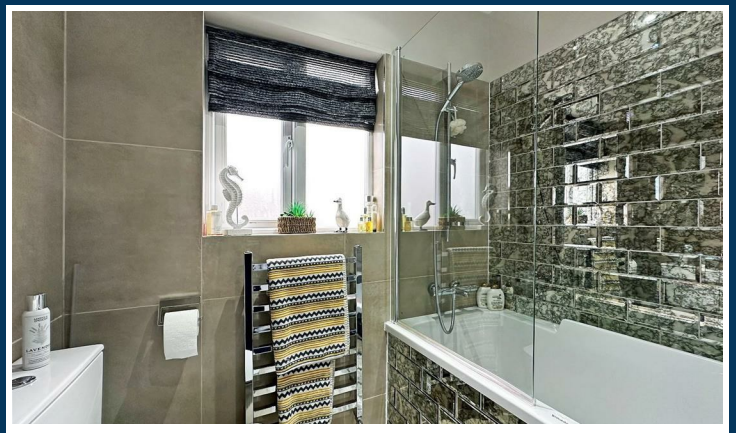
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COUNCIL TAX

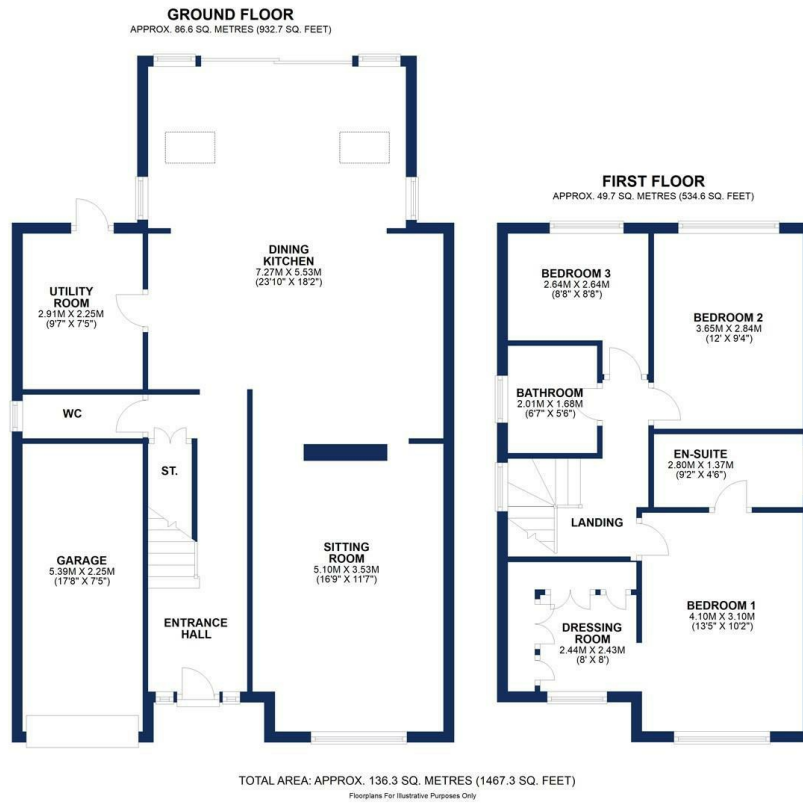
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NOTE

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



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