



1 KINGS ACRE | BOWDON

OFFERS IN THE REGION OF £1,500,000

An individual detached family house constructed by Crosby Homes and set within landscaped grounds exceeding one quarter of an acre. The superbly presented accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, sitting room, dining room, living room, conservatory, fitted breakfast kitchen, utility room, office, primary bedroom with en suite bathroom/WC, guest bedroom with en suite shower room/WC, three further bedrooms and shower room/WC. Gas fired central heating and PVCu double glazing. Block paved driveway and detached double garage. Paved rear terrace and surrounding lawned gardens. Highly sought after cul de sac location adjacent to the development's children's play area and approximately one mile distance from Hale village and Altrincham town centre.

POSTCODE: WA14 3SE

DESCRIPTION

Kings Acre is an exclusive cul de sac development of individually designed detached houses constructed by Crosby Homes. This local developer was renowned for their attention to detail and traditional designs which retain much of the character from earlier years combined with all the benefits of contemporary construction.

This fine family house is positioned within arguably one of the finest residential locations and occupies a superb site exceeding one quarter of an acre. The location is ideal being in close proximity to open countryside and approximately one mile distance from the village of Hale with its range of individual shops, restaurants and bars. A little further is the award-winning town centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways and Manchester airport. The property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation has been carefully planned and ideally arranged for both entertaining and family life with reception rooms of generous size and interesting proportions. Set well back from the carriageway beyond a block paved driveway and attractive timber framed porch the feeling of space is apparent upon entering. The entrance hall forms a welcoming reception area with galleried landing above and leads onto the elegant full depth sitting room with the focal point of a marble fireplace surround and hearth. A separate dining room is ideal for formal entertaining and the superb breakfast kitchen has been refitted with Shaker style units complemented by quartz work surfaces. There is an adjacent living room with period style fireplace surround and French windows opening onto the naturally light conservatory. Completing the ground floor is a useful utility room and well appointed cloakroom/WC. In addition the home office provides flexible living space and may prove invaluable for those who choose to work from home.

At first floor level the excellent dual aspect primary bedroom has the added advantage of built-in wardrobes and luxurious en suite bathroom/WC complete with separate shower enclosure. The guest bedroom with en suite shower room/WC and two further bedrooms also benefit from built-in furniture alongside an additional bedroom and modern shower room/WC.

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

There are gardens are certainly a feature, laid mainly to lawn with well stocked flower beds surrounding by a variety of mature trees and shrubs to create a high degree of privacy. The stone paved rear terrace is approached from both the sitting room and conservatory and is perfect for al fresco dining during the summer months. Furthermore, there is a detached double garage with twin remotely operated doors.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Woodgrain effect composite front door with opaque double glazed insert and PVCu double glazed side-screens.

ENTRANCE HALL

Turned spindle balustrade staircase to the first floor. Under-stairs storage cupboard. Wood effect Karndean flooring. Coved cornice. Two radiators.

CLOAKROOM/WC

White/chrome counter top circular wash basin with mixer tap and low-level WC. Decorative tiled floor. Recessed LED lighting. Coved cornice. Radiator.

SITTING ROOM

21'11" x 20'2" (6.68m x 6.15m)

Marble fireplace surround and hearth. PVCu double glazed French windows set within matching side-screens to the rear. PVCu double glazed bay window to the front. PVCu double glazed windows to the front, side and rear. Three wall light points. Coved cornice. Three radiators.

DINING ROOM

18'7" x 12'1" (5.66m x 3.68m)

PVCu double glazed window with fitted seat into the bay and covered radiator beneath. Coved cornice. Wall light point. Radiator.

LIVING ROOM

13'9" x 11'10" (4.19m x 3.61m)

Period style fireplace surround with living flame/coal effect gas fire set upon a marble hearth. Two PVCu double glazed windows to the side. Two wall light points. Coved cornice. Radiator. PVCu double glazed French windows set within matching side-screens to:

CONSERVATORY

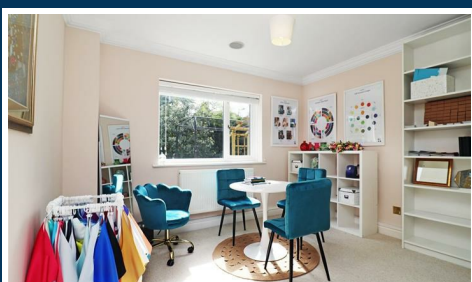
12'10" x 9'1" (3.91m x 2.77m)

Brick to the lower section, timber framed and double glazed beneath an opaque roof. Timber framed double glazed/panelled doors to the rear terrace. Tiled floor. Two radiators.

BREAKFAST KITCHEN

21'1" x 19'1" (6.43m x 5.82m)

Fitted with Shaker style wall and base units beneath quartz work-surfaces and double bowl Belfast sink with mixer tap, instant hot water tap and tiled splash. Breakfast bar. Recess for range cooker with extract/light above. Recess for an American style fridge freezer. Integrated dishwasher. Wood effect Karndean flooring. PVCu double glazed windows to the front and rear. Recessed LED lighting. Coved cornice. Two period style radiators.



UTILITY ROOM

9'1" x 7'6" (2.77m x 2.29m)

With the continuation of the kitchen base units beneath wood effect heat resistant work surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine. Wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed window to the front. Wood effect Kardean flooring. Recessed LED lighting. Coved cornice. Radiator.

OFFICE

12'1" x 10'11" (3.68m x 3.33m)

PVCu double glazed window to the rear. Coved cornice. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade. Airing cupboard with shelving and housing the hot water cylinder. Coved cornice. Radiator.

BEDROOM ONE

22'4" x 14'4" (6.81m x 4.37m)

Six door range of built-in wardrobes containing hanging rails and shelving. PVCu double glazed windows to the front and rear. Coved cornice. Two radiators.

EN SUITE BATHROOM/WC

12'9" x 7'5" (3.89m x 2.26m)

Fitted with a white/matt black suite comprising free standing bath with floor mounted mixer/shower tap, vanity wash basin with mixer tap and low-level WC set within tiled surrounds. Tiled enclosure with thermostatic rain shower plus hand-held attachment. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Woodgrain effect tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Coved cornice. Heated towel rail.

BEDROOM TWO

19'6" x 12'10" (5.94m x 3.91m)

Built-in wardrobe containing hanging rail and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

9'1" x 9'1" (2.77m x 2.77m)

White/chrome vanity wash basin with mixer tap, low-level WC and bidet. Wide walk-in shower with glass screen and thermostatic rain shower plus head-held attachment. Mirror fronted cabinet. Opaque PVCu double glazed window to the front. Woodgrain effect tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Coved cornice. Radiator.

BEDROOM THREE

16'3" x 12'10" (4.95m x 3.91m)

Built-in wardrobe containing hanging rail and shelving. Access to the shower room/WC. PVCu double glazed bay window to the front. Coved cornice. Radiator.

BEDROOM FOUR

10'10" x 9'2" (3.30m x 2.79m)

Built-in wardrobe containing hanging rail and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator.

BEDROOM FIVE

10'5" x 8' (3.18m x 2.44m)

PVCu double glazed window to the front. Coved cornice. Radiator.

SHOWER ROOM/WC

13'9" x 7'9" (4.19m x 2.36m)

White/chrome vanity wash basin with mixer tap, low-level WC and bidet. Tiled walk-in shower with glass screen and thermostatic rain shower plus head-held attachment. Mirror fronted cabinet. Opaque PVCu double glazed window to the front. Decorative tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Coved cornice. Radiator.

OUTSIDE

DETACHED DOUBLE GARAGE

20'2" x 19'10" (6.15m x 6.05m)

Twin remotely operated up and over doors. Light and power supplies. Timber framed double glazed/panelled door to the side.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

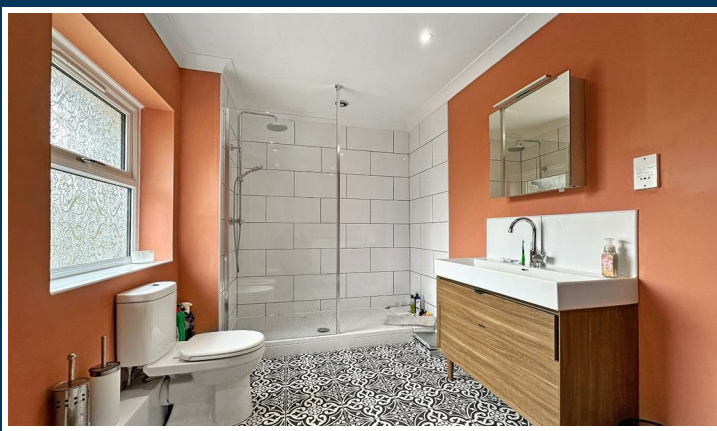
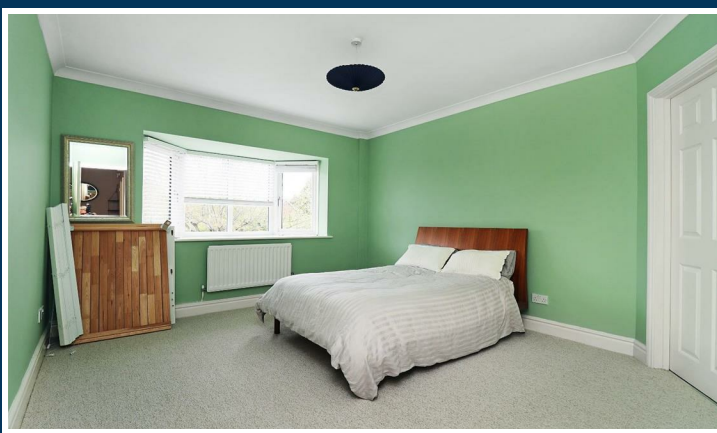
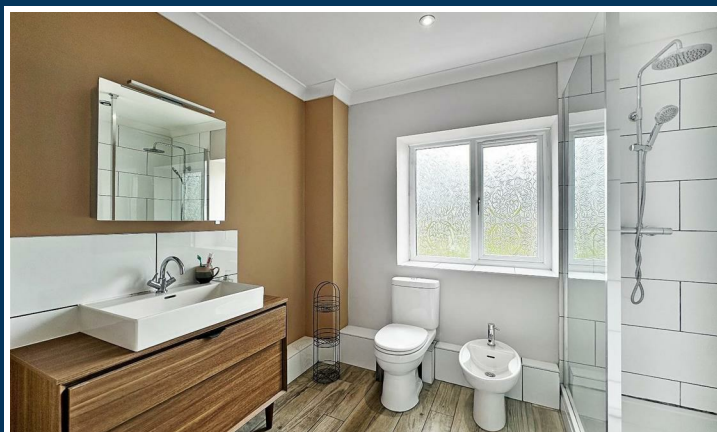
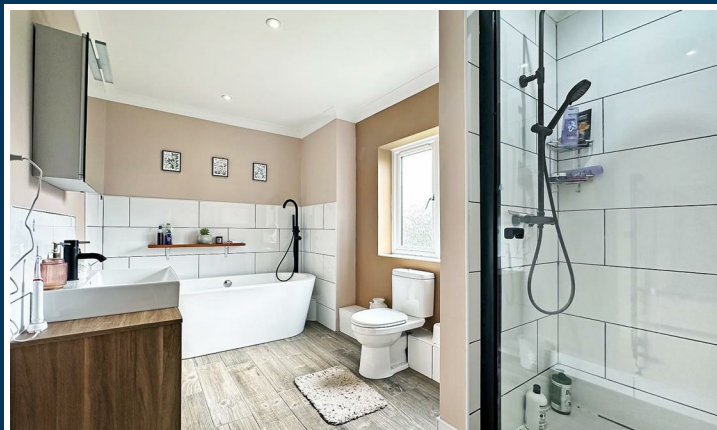
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

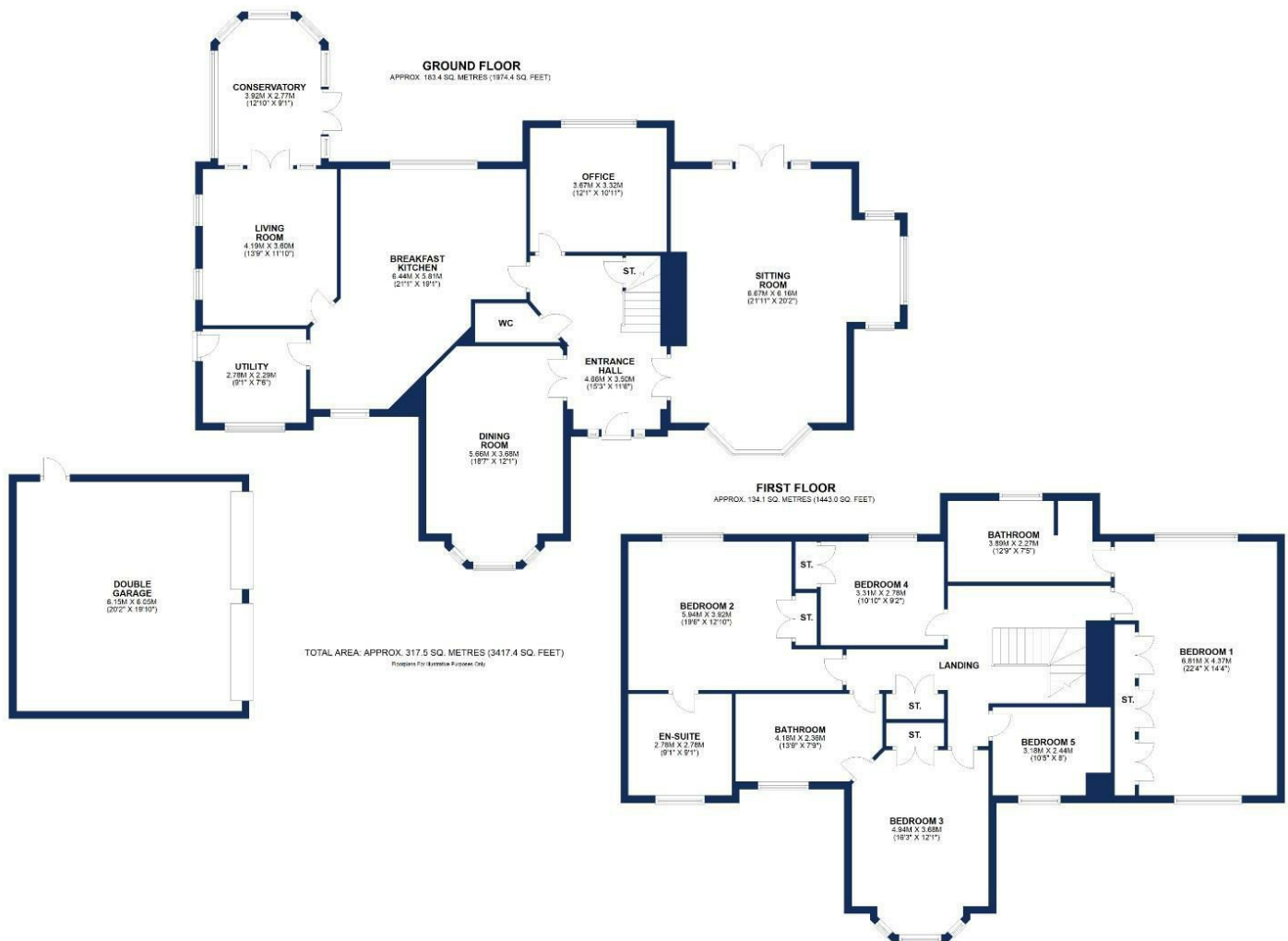
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NOTE

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



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HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM