



## 31 GREEN COURTS | BOWDON

£1,750,000

An extended and remodelled modern detached family house positioned in a prestigious location at the head of a quiet cul de sac. Exceptional secluded rear gardens set within grounds of approximately one third of an acre. The superbly presented accommodation briefly comprises entrance hall, cloakroom/WC, sitting room, dining room, living/breakfast kitchen, living/dining kitchen, office, primary bedroom with dressing area and en suite bathroom/WC, six further bedrooms and two bathroom/WCs. Gas fired central heating and aluminium/PVCu double glazing. Off road parking, car port and double garage. Brick built garden store. Ideal for cohabiting families with a variety of potential configurations.

POSTCODE: WA14 2SR

## DESCRIPTION

Green Courts is an impressive development of detached houses consisting of small groups within cul de sac settings grouped around open areas, adjacent to the Devisdale and forming part of the Conservation Area. Green Walk has long been one of the most sought after locations in Bowdon not least because of the attractive tree lined setting. The shopping centre of Altrincham is approximately half a mile distance 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. Equally, just a little further is the fashionable village of Hale with its range of restaurants, wine bars and individual shops. Nearby is the exceptional Altrincham Grammar School for girls with Altrincham Grammar School for boys, Loretto Convent and St Ambrose being other highly regarded educational institutions in the locality as are the primary and preparatory schools.

This modern family house has been improved over the years with the installation of powder coated aluminium window frames and laminated security double glazing alongside independent heating systems. The original dwelling and remarkable extension combine to create much sought after open plan living space of almost 4,000 square feet and is ideally suited for one large single family or multi-generational living and the carefully planned internal arrangement is configured to allow a variety of options for an incoming purchaser.

The magnificent grounds need to be seen to be appreciated and incorporate a block paved terrace which is ideal for entertaining during the summer months. Enhanced by an expanse of well maintained lawn and surrounded by a variety of mature trees this secluded setting extends to around one third of an acre.

Approached beyond a wide block paved forecourt with double garage beyond and covered parking area to one side, the accommodation is generously proportioned and superbly presented throughout. The spacious entrance hall provides access to the integral garage and cloakroom/WC and leads onto an elegant sitting room with the focal point of a revealed brick chimney breast and living flame gas fire set upon a tiled hearth. The adjacent dual aspect dining room features features French windows to the paved terrace and glazed doors opening into the living/breakfast kitchen. Fitted with high gloss white units complemented by polished granite work surfaces and Miele integrated appliances there is also ample space for a breakfast table. In addition, the home office is furnished with bespoke furniture and may prove invaluable for those who choose to work from home. The ground floor is completed by a stunning open plan space comprising living/dining area with sliding windows opening onto the gardens and contemporary fitted kitchen with polished granite work surfaces and Neff integrated appliances.

At first floor level the excellent primary bedroom benefits from a dressing area with built-in mirror fronted wardrobes and luxurious en suite bathroom/WC complete with separate walk-in shower. Six additional bedrooms are served by two well appointed bathroom/WCs and analysing the floor-plan is highly recommended to comprehend the unusual potential.

Externally the double garage has been improved with twin German engineered doors and secure access to the entrance hall. The brick built store provides much needed space for garden furniture and connects to the main house via a covered parking area. Finally, there is also provision for EV charging.

## ACCOMMODATION

### GROUND FLOOR: ENTRANCE HALL

20'5" x 18'7" (6.22m x 5.66m)

PVCu double glazed front door beside matching side-screens. Cloaks area with secure access to the integral garage. Staircase to the first floor. Aluminium framed double glazed window to the side. Tiled floor. Recessed LED lighting. Two wall light points. Two radiators.

### SITTING ROOM

22'5" x 13' (6.83m x 3.96m)

Revealed brick chimney breast with recessed living flame/coal effect gas fire and tiled hearth. Aluminium framed double glazed windows to the side and rear. Recessed LED lighting. Coved cornice. Two radiators. Wide opening to:

### DINING ROOM

11'11" x 10'10" (3.63m x 3.30m)

PVCu double glazed French windows and matching picture windows to the front and side. Wall light point. Coved cornice. Vertical radiator. Hardwood framed double opening glazed doors set within matching side-screens to:

### LIVING/BREAKFAST KITCHEN

22'6" x 20'2" (6.86m x 6.15m)

Planned to incorporate:

### LIVING AREA

Tiled floor. Wall light point. Coved cornice. Radiator.

### BREAKFAST KITCHEN

Fitted with high gloss white wall and base units beneath polished granite work-surfaces/up-stands and under-mount 1 1/2 bowl stainless steel sink with Quooker instant hot water/mixer tap. Integrated Miele appliances include an electric fan oven/grill, combination microwave/oven/grill, warming drawer, induction hob with Elica extractor/light above, larder fridge, larder freezer and dishwasher. Provision for a wall mounted flat screen television. Ample space for a table and chairs. PVCu double glazed door to the car port. Opaque aluminium framed double glazed window to the front. Tiled floor. Recessed LED lighting. Radiator.

### OFFICE

10'2" x 9'7" (3.10m x 2.92m)

Fitted desk with matching bookshelves, cupboards and drawers. Aluminium framed double glazed window to the rear. Recessed LED lighting. Radiator.

### CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and WC with concealed cistern. Opaque aluminium framed double glazed window to the front. Partially tiled walls. Tiled floor. Chrome heated towel rail.

### LIVING/DINING KITCHEN

32'4" x 24'6" (9.86m x 7.47m)

Planned to incorporate:

### LIVING/DINING AREA

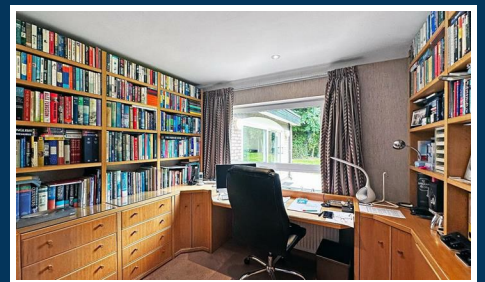
Staircase to the first floor. PVCu double glazed sliding windows to the gardens. Aluminium framed double glazed window to the rear. Hardwood flooring. Recessed LED lighting. Four wall light points. Three radiators.

### KITCHEN

Fitted with high gloss white wall and base units beneath polished granite work-surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Peninsula breakfast bar. Integrated Neff appliances include an electric fan oven/grill, microwave oven, induction hob with matching stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Opaque PVCu double glazed door to the side. Aluminium framed double glazed window to the rear. Tiled floor. Recessed LED lighting. Radiator.

### FIRST FLOOR: LANDING

Staircase from entrance hall. Aluminium framed double glazed window to the side. Recessed LED lighting.



## BEDROOM ONE

24'8" x 13' (7.52m x 3.96m)

Dressing area with built-in mirror fronted wardrobes containing double hanging rails and shelving. Aluminium framed double glazed windows to the front and side. Recessed LED lighting. Coved cornice. Two radiators.

## EN SUITE BATHROOM/WC

9'11" x 5'10" (3.02m x 1.78m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with wall mounted mixer tap, vanity wash basin with mixer tap and WC with concealed cistern. Walk-in shower with thermostatic rain shower plus handheld attachment beyond a glass screen. Two opaque aluminium framed double glazed window to the rear. Recessed low-voltage lighting. Chrome heated towel rail.

## BEDROOM TWO

15'1" x 15'2" (4.85m x 4.62m)

Mirror fronted built-in wardrobes containing double hanging rails and shelving. Access to both landings. PVCu double glazed sliding window to the flat roof with potential to create a substantial balcony. Aluminium framed double glazed window to the front. Recessed LED lighting. Two radiators.

## BEDROOM THREE

12'9" x 11'9" (3.89m x 3.58m)

Built-in mirror fronted wardrobe containing hanging rail and shelving. Aluminium framed double glazed window to the front. Recessed LED lighting. Radiator.

## BEDROOM FOUR

12'3" x 11'4" (3.73m x 3.45m)

Fitted with a five door range of mirror fronted wardrobes containing double hanging rails and shelving. Aluminium framed double glazed window to the side. Recessed LED lighting. Coved cornice. Radiator.

## BEDROOM FIVE

10'9" x 9'1" (3.28m x 2.77m)

Aluminium framed double glazed window to the side. Coved cornice. Recessed LED lighting. Radiator.

## BEDROOM SIX

9'11" x 9'9" (3.02m x 2.97m)

Aluminium framed double glazed window to the rear. Coved cornice. Recessed LED lighting. Radiator.

## BATHROOM/WC

10'11" x 7'8" (3.33m x 2.34m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, vanity wash basin with mixer tap and WC with concealed cistern. Walk-in shower with thermostatic rain shower plus handheld attachment beyond a glass screen. Airing cupboard with shelving and housing the hot water cylinder. Tiled walls and floor. Opaque aluminium framed double glazed window to the front. Recessed low-voltage lighting. Chrome heated towel rail.

## LANDING

Staircase from the living/dining kitchen. Access to substantial storage area. Airing cupboard with shelving and housing the hot water cylinder. Aluminium framed double glazed window to the side. Recessed LED lighting. Radiator.

## BEDROOM SEVEN

8'6" x 7'9" (2.59m x 2.36m)

Aluminium framed double glazed window to the front. Recessed LED lighting. Radiator.

## BATHROOM/WC

8'7" x 6'4" (2.62m x 1.93m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, vanity wash basin with mixer tap and WC with concealed cistern. Tiled walls and floor. Opaque aluminium framed double glazed window to the side. Recessed low-voltage lighting. Chrome heated towel rail.

## OUTSIDE

### DOUBLE GARAGE

21'6" x 20' (6.55m x 6.10m)

Twin German engineered and insulated up and over doors. Secure under-stair storage cupboard. Wall mounted gas central heating boiler. Plumbing for an automatic washing machine. Steel security door to the cloaks area/entrance hall. Terrazzo tiled floor. Light and power supplies.

### GARDEN STORE

14' x 8'4" (4.27m x 2.54m)

Wall mounted gas central heating boiler. Light and power supplies.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

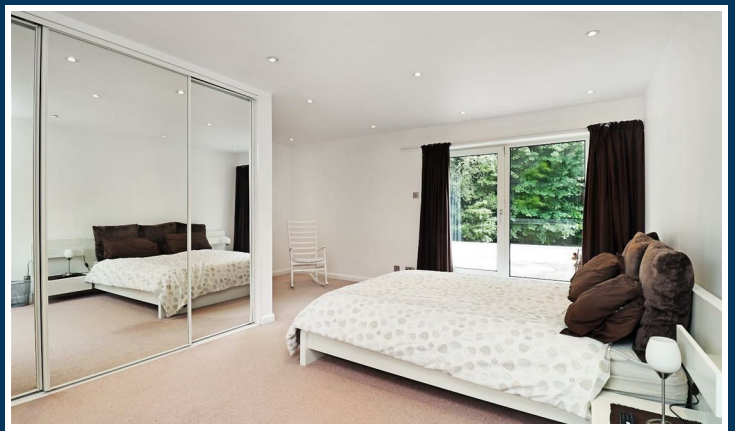
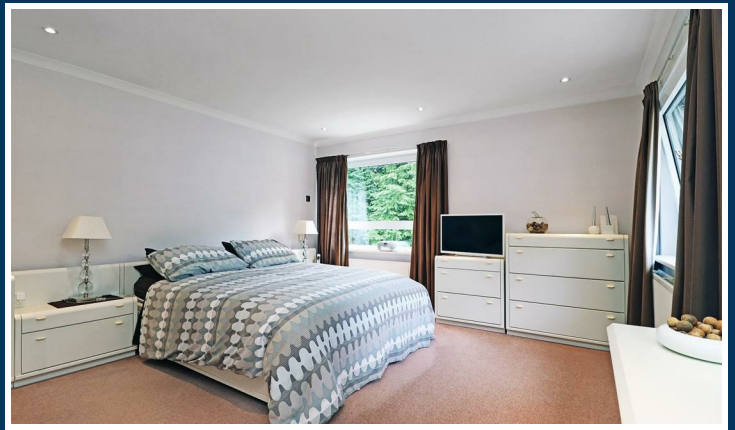
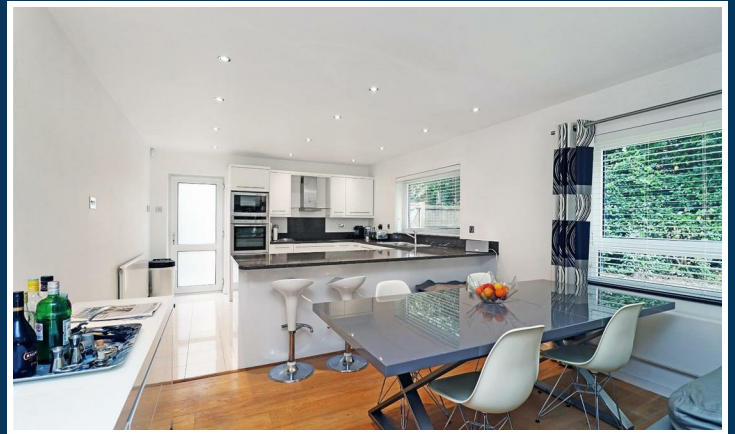
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

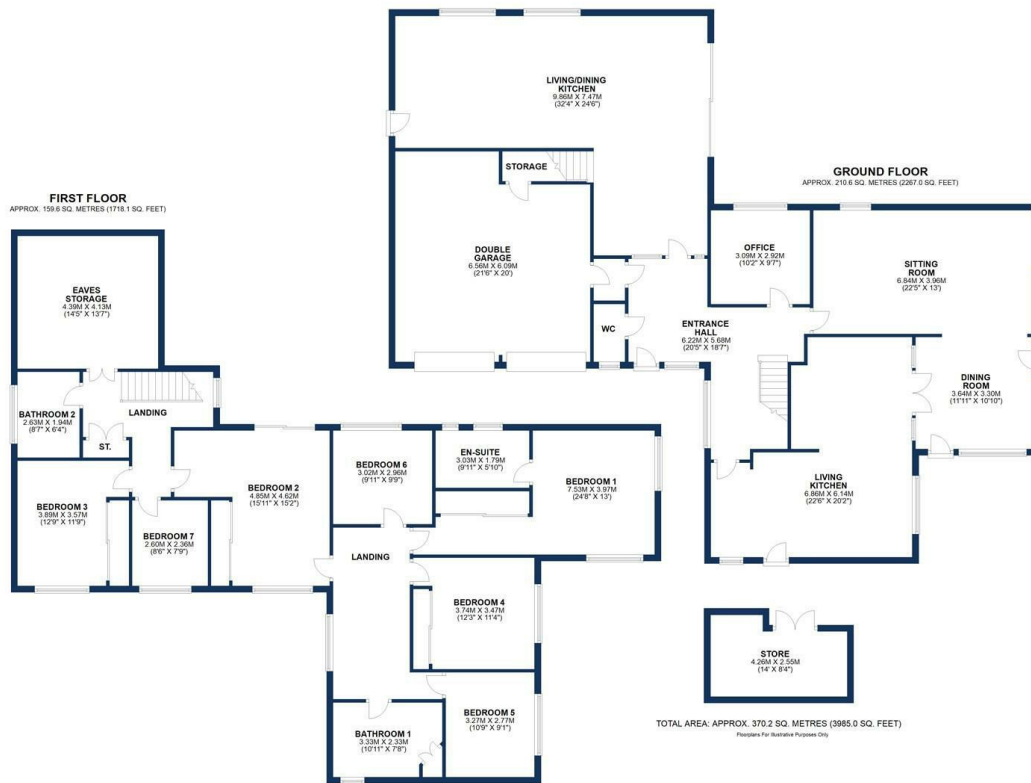
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## NOTE

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



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