



2A DOBB HEDGE CLOSE | HALE BARNES

OFFERS OVER £1,250,000

A modern detached family house with carriage driveway beyond remotely operated gates and occupying a superb tree lined site approximately one third of an acre. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, living/dining room with French windows to the paved rear terrace, family room, fitted breakfast kitchen, utility room, cloakroom/WC, generous study, primary bedroom with fitted furniture, dressing room and en suite bathroom/WC, three further bedrooms with fitted wardrobes and shower room/WC. Gas fired central heating, pressurised hot water system and PVCu double glazing. Attached double garage with internal access. Landscaped grounds laid mainly to lawn with westerly aspect at the rear and high degree of privacy..

POSTCODE: WA15 0AT

DESCRIPTION

This modern detached house is set well back from the carriageway and occupies an enviable position within this quiet cul de sac. Surrounding properties have been redeveloped and remodelled and this family home stands in an exceptional site approximately one third of an acre. To the rear there are two paved terraces and expanse of lawn screened by a variety of mature trees, importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

The superbly presented accommodation is generously proportioned throughout and approached beyond an enclosed porch and entrance hall with cloakroom/WC to one side. With the focal point of a stylish remotely operated log effect/living flame gas fire the elegant sitting room leads onto a spacious living/dining room through double opening glazed doors. This naturally light entertaining space has the added advantage of stunning views across the gardens and there are three sets of French windows leading onto the substantial stone paved seating area which is ideal for al fresco dining during the summer months. The adjacent breakfast kitchen is fitted with contemporary units complemented by polished granite work surfaces and the adjoining family room also provides access to the rear gardens and useful utility room with internal door to the attached double garage. Completing the ground floor is a home office with two study areas separated by an archway, which may prove invaluable for those who choose to work from home.

At first floor level the primary suite comprises double bedroom with comprehensive range of fitted furniture, dressing room with fitted wardrobes and well appointed bathroom/WC. Three further double bedrooms are also furnished with fitted wardrobes and are served by the fully tiled shower room/WC.

Gas fired central heating has been installed together with a pressurised hot water system and PVCu double glazing.

Externally there is a carriage driveway with two sets of remotely operated gates and attached double garage.

Hale Barns continues to be a highly desirable location improved by the recent completion of the shopping centre in the village. The area is also well placed for access to the surrounding network of motorways and Manchester International Airport and the property lies within the catchment of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Leaded light effect/panelled PVCu double glazed front door set within a matching surround. Tiled floor.

ENTRANCE HALL

15'5" x 7'8" (4.70m x 2.34m)

Leaded light effect /panelled door set within an opaque glazed surround. Turned spindle balustrade staircase to the first floor. Luxury vinyl wood effect flooring. Gate entry phone. Recessed LED lighting. Coved cornice. Dado rail. Two radiators.

SITTING ROOM

18'11" x 13'1" (5.77m x 3.99m)

Remotely operated log effect/living flame gas fire. PVCu double glazed window to the front. Double opening doors to the study. Luxury vinyl wood effect flooring. Recessed LED lighting. Coved cornice. Two radiators. Double opening glazed doors to:

LIVING/DINING ROOM

34'5" x 13'4" (10.49m x 4.06m)

Beneath a transparent roof and planned to incorporate:

LIVING AREA

PVCu double glazed French windows to the side and rear. PVCu double glazed windows to the side and rear. Tiled floor. Air conditioning unit.

DINING AREA

Fitted sideboard with polished granite counter-top. PVCu double glazed French windows to the rear. PVCu double glazed windows to the rear. Tiled floor. Opening to:

BREAKFAST KITCHEN

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

Fitted with white wall and base units beneath polished granite work-surfaces/up-stands and inset 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching peninsula breakfast bar. Recess for a range cooker with stainless steel chimney cooker hood above. Integrated appliances include microwave oven, larder fridge, fridge/freezer and dishwasher. Tiled floor. Recessed LED lighting. Vertical radiator.

FAMILY ROOM

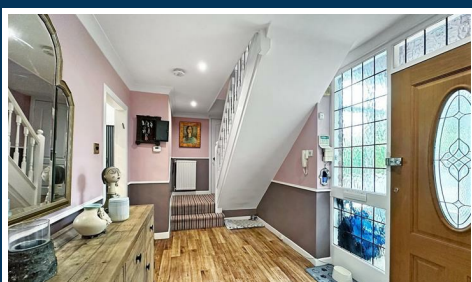
20'3" x 14'3" (6.17m x 4.34m)

Provision for a wall mounted flat screen television. PVCu double glazed French windows to the rear. PVCu double glazed windows to the rear. Transparent roof with retractable blind system. Tiled floor. Air conditioning unit.

UTILITY ROOM

14'3" x 7'9" (4.34m x 2.36m)

Light wood wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink. Recess for an automatic washing machine and tumble dryer. Access to the garage. Opaque PVCu double glazed window to the side. Tiled floor. Recessed low-voltage lighting. Radiator.



STUDY ONE

11'9" x 9'3" (3.58m x 2.82m)

Beech effect desk, drawers, cupboards and bookshelves. PVCu double glazed windows to the side and rear. Wood flooring. Recessed LED lighting. Coved cornice. Radiator. Archway to:

STUDY TWO

11'9" x 9'5" (3.58m x 2.87m)

Beech effect cupboards/display unit. PVCu double glazed windows to the front and side. Wood flooring. Coved cornice. Radiator.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the front. Tiled floor. Recessed LED lighting. Coved cornice. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade. PVCu double glazed window to the front. Coved cornice. Dado rail. Radiator.

BEDROOM ONE

13'1" x 12'1" (3.99m x 3.68m)

Beech effect fitted wardrobes containing double hanging rails, shelving and drawers. Recess for a double bed beneath fitted cupboards/bookshelves and flanked by matching bedside tables. PVCu double glazed window to the rear. Recessed LED lighting. Coved cornice. Radiator.

DRESSING ROOM

11'1" x 4'5" (3.38m x 1.35m)

Fitted wardrobes/double hanging rails, chest of drawers and shelving. PVCu double glazed window to the rear. Recessed LED lighting. Coved cornice. Radiator.

EN SUITE BATHROOM/WC

11'1" x 4'6" (3.38m x 1.37m)

Fully tiled and fitted with a white/chrome suite comprising back-to-wall bath with mixer tap and shower attachment, wide vanity wash basin with mixer tap and low-level WC. Mirror fronted cabinet. Opaque PVCu double glazed window to the side. Recessed LED lighting. Extractor fan. Heated towel rail.

BEDROOM TWO

21'11" x 9'3" (6.68m x 2.82m)

Fitted wardrobes containing double hanging rails and shelving. Matching desk, cupboards and bookshelves. Built-in linen closet with shelving and cupboard above. Two PVCu double glazed windows to the front. Coved cornice. Radiator.

BEDROOM THREE

10'5" x 10'2" (3.18m x 3.10m)

Fitted with a twin pedestal dressing table, wardrobes containing hanging rails and shelving, chest of drawers and bookshelves. Recess for a double bed beneath fitted cupboards. PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

BEDROOM FOUR

12'5" x 8'4" (3.78m x 2.54m)

Wardrobes containing hanging rails/shelving and pedestal dressing table. PVCu double glazed window to the rear. Radiator.

SHOWER ROOM/WC

7'4" x 5'4" (2.24m x 1.63m)

White/chrome semi recessed vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Wide tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the side. Tiled walls and floor. Recessed LED lighting. Extractor fan. Heated towel rail.

OUTSIDE

ATTACHED DOUBLE GARAGE

15'5" x 14'3" (4.70m x 4.34m)

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

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

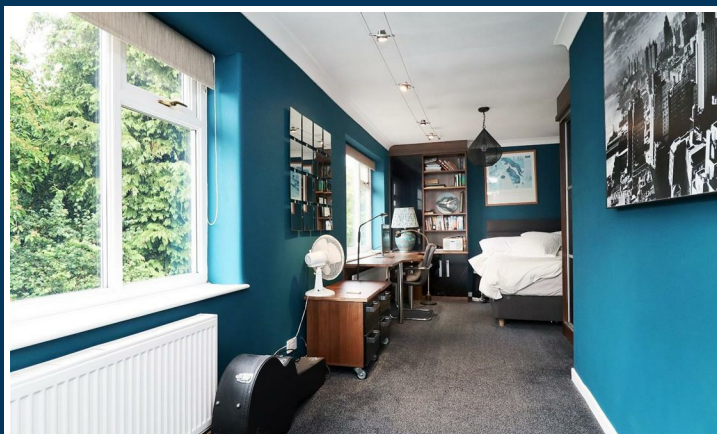
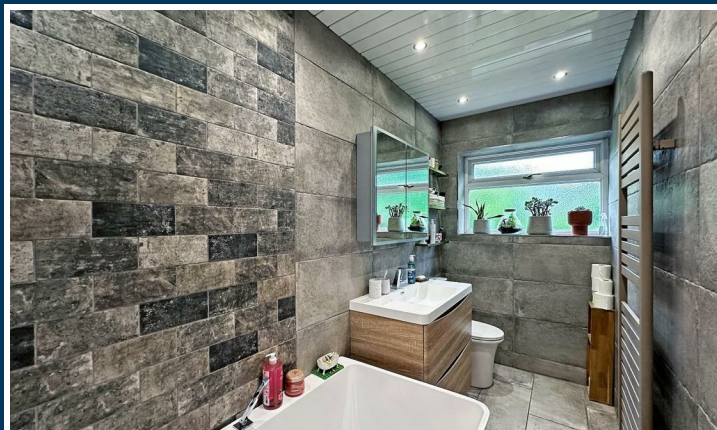
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

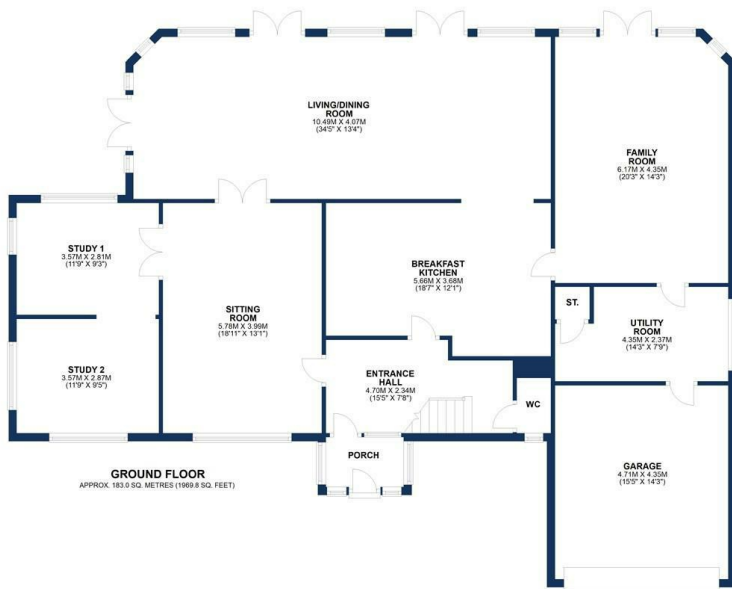
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NOTE

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



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TOTAL AREA: APPROX. 260.5 SQ. METRES (2803.9 SQ. FEET)
Figures For Guidance Purposes Only



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