

2 THE PADDOCK | TIMPERLEY

OFFERS OVER £900,000

A beautifully refurbished detached family house positioned within an exclusive cul de sac development and with south facing landscaped rear gardens. 2,113 sq ft. The exceptionally well presented accommodation briefly comprises entrance hall, cloakroom/WC, full depth living room, sitting room, dining room opening onto a fitted breakfast kitchen, utility room, primary bedroom with fitted furniture and en suite shower room/WC, three further double bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway and detached double garage. Sought after location less than a mile from Timperley village.

POSTCODE: WA15 7NR

DESCRIPTION

The Paddock is an exclusive cul de sac development of modern sympathetically designed detached houses which retain much of the character from earlier years combined with all the benefits of contemporary construction.

This fine family house has been refurbished by the current owners and is positioned within close proximity to open countryside and approximately one mile distance from the village of Timperley with its range of individual shops, supermarkets, 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. Upon entering the feeling of space is apparent and the entrance hall forms a welcoming reception area with double opening glazed doors leading onto an elegant full depth living room with the focal point of a marble fireplace surround and French windows to the paved rear terrace. A separate dining room is ideal for formal entertaining and opens onto a superb breakfast kitchen refitted with contemporary units and matching centre island complemented by quartz work-surfaces and a full range of integrated appliances. There is also an adjacent sitting room with fitted media units, a useful utility room and well appointed cloakroom/WC.

At first floor level the superb primary suite comprises double bedroom with dressing area, fitted furniture and luxurious en suite shower room/WC. Three further double bedrooms also feature fitted wardrobes and there is a modern family bathroom/WC complete with separate shower enclosure.

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

The rear gardens are certainly a feature being laid mainly to lawn and surrounded by a variety of mature trees and shrubs to create a high degree of privacy. The paved rear terrace is approached from both the living room and breakfast kitchen and is perfect for al fresco dining during the summer months. An additional decked seating area overlooks neighbouring fields and importantly benefits from a southerly aspect to enjoy the sunshine throughout the day.

The driveway provides ample off road parking and there is a detached double garage with twin doors.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Double glazed/panelled hardwood front door.

ENTRANCE HALL

16'8" x 9' (5.08m x 2.74m)

Turned spindle balustrade staircase the first floor. Wood flooring. Recessed LED lighting. Coved cornice. Radiator. Double opening glazed doors to:

LIVING ROOM

22' x 12' (6.71m x 3.66m)

Contemporary marble fireplace surround with log/flame effect remotely operated electric fire. Provision for a wall mounted flat screen television. PVCu double glazed French windows set with matching side screens to the paved rear terrace. PVCu double glazed bay window to the front. Recessed low-voltage lighting. Two wall light points. Coved cornice. Two radiators.

SITTING ROOM

14' x 11'9" (4.27m x 3.58m)

Provision for a wall mounted flat screen television. PVCu double glazed bay window to the front. Recessed LED lighting. Coved cornice. Radiator.

DINING ROOM

11'7" x 11'7" (3.53m x 3.53m)

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

BREAKFAST KITCHEN

18'4" x 13'1" (5.59m x 3.99m)

Fitted with matt white wall and base units beneath quartz work-surfaces/up-stands and under-mount 1 1/2 bowl stainless steel sink with mixer tap. Matching centre island with matt grey units and breakfast bar. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, warming drawer, four zone induction hob with cylinder island cooker hood above, fridge/freezer, wine/drinks cooler and dishwasher. Provision for a wall mounted flatscreen television. PVCu double glazed French windows to the paved rear terrace. PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Coved cornice. Vertical radiator.

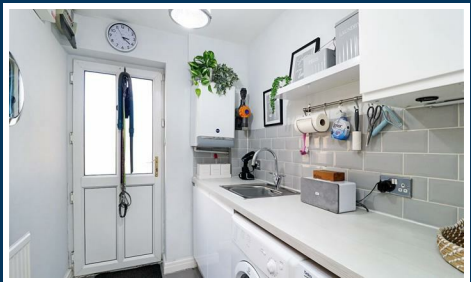
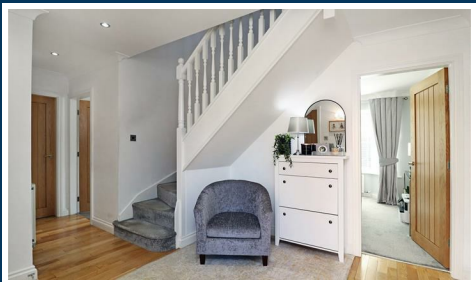
UTILITY ROOM

7'7" x 5'9" (2.31m x 1.75m)

High gloss white wall and base units beneath wood effect heat resistant work-surfaces and inset stainless steel sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Opaque PVCu double glazed/panelled door to the side. Tiled floor. Radiator.

CLOAKROOM/WC

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Mirror fronted cabinet. Opaque PVCu double glazed window to the front. Wood flooring. Extractor fan. Coved cornice. Radiator.



FIRST FLOOR

LANDING

15'9" x 9' (4.80m x 2.74m)

Airing cupboard with shelving and housing the hot water cylinder. Turned spindle balustrade. PVCu double glazed window to the front. Recessed low-voltage lighting. Coved cornice. Radiator.

BEDROOM ONE

17' x 14'8" (5.18m x 4.47m)

Fitted with a five door range of wardrobes containing hanging rails and shelving with drawers beneath and twin pedestal dressing table with cupboards above. PVCu double glazed window to the rear. Partially panelled wall with two wall light points flanking space for a double bed. Coved cornice. Two radiators.

EN SUITE SHOWER ROOM/WC

10'5" x 7'8" (3.18m x 2.34m)

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Wide tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the rear. Partially tiled walls. Large format tiled floor. Recessed low-voltage lighting. Extractor fan. Radiator.

BEDROOM TWO

13'9" x 11'8" (4.19m x 3.56m)

Twin pedestal dressing table with cupboards above and flanked by wardrobes containing hanging rails and shelving. PVCu double glazed bay window to the front. Coved cornice. Radiator.

BEDROOM THREE

12' x 10' (3.66m x 3.05m)

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

BEDROOM FOUR

12' x 8'6" (3.66m x 2.59m)

Three door range of built-in wardrobes containing hanging rails and shelving. Twin pedestal dressing table. PVCu double glazed window to the front. Coved cornice. Radiator.

FAMILY BATHROOM/WC

9'5" x 7'8" (2.87m x 2.34m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, wall mounted vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Wide tiled enclosure with thermostatic rain shower plus handheld attachment. Tall wall mounted cabinet and mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Extractor fan. Heated towel rail.

OUTSIDE

DETACHED DOUBLE GARAGE

19' x 18'1" (5.79m x 5.51m)

Twin up and over doors. Hardwood door to the side. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

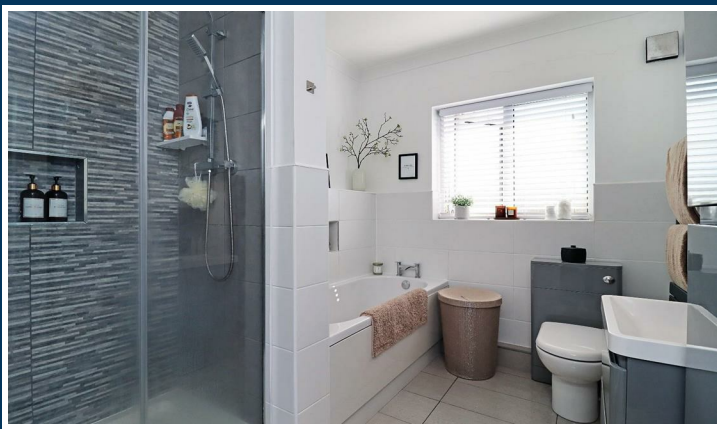
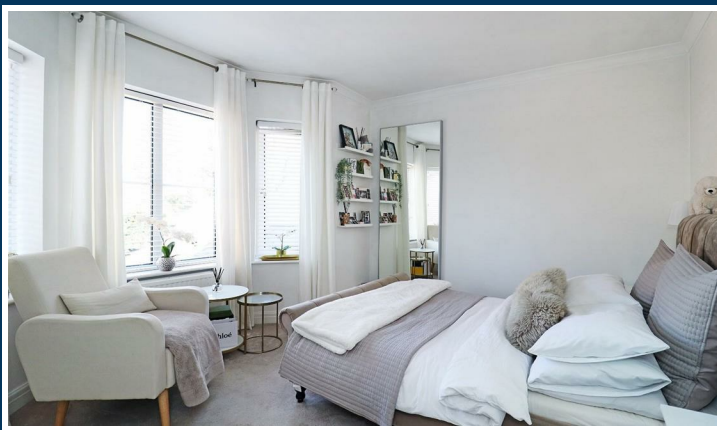
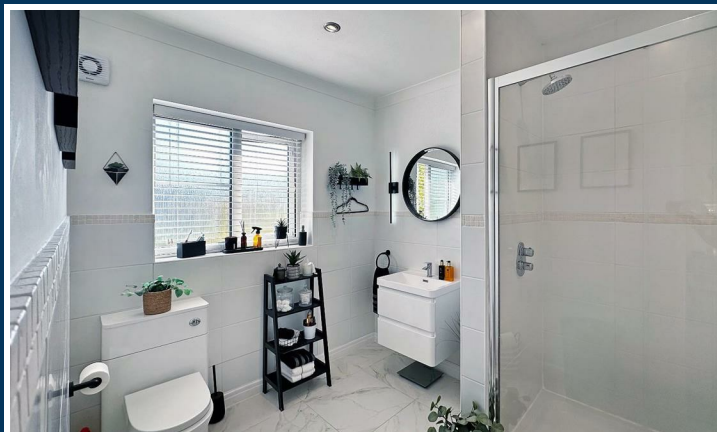
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COUNCIL TAX

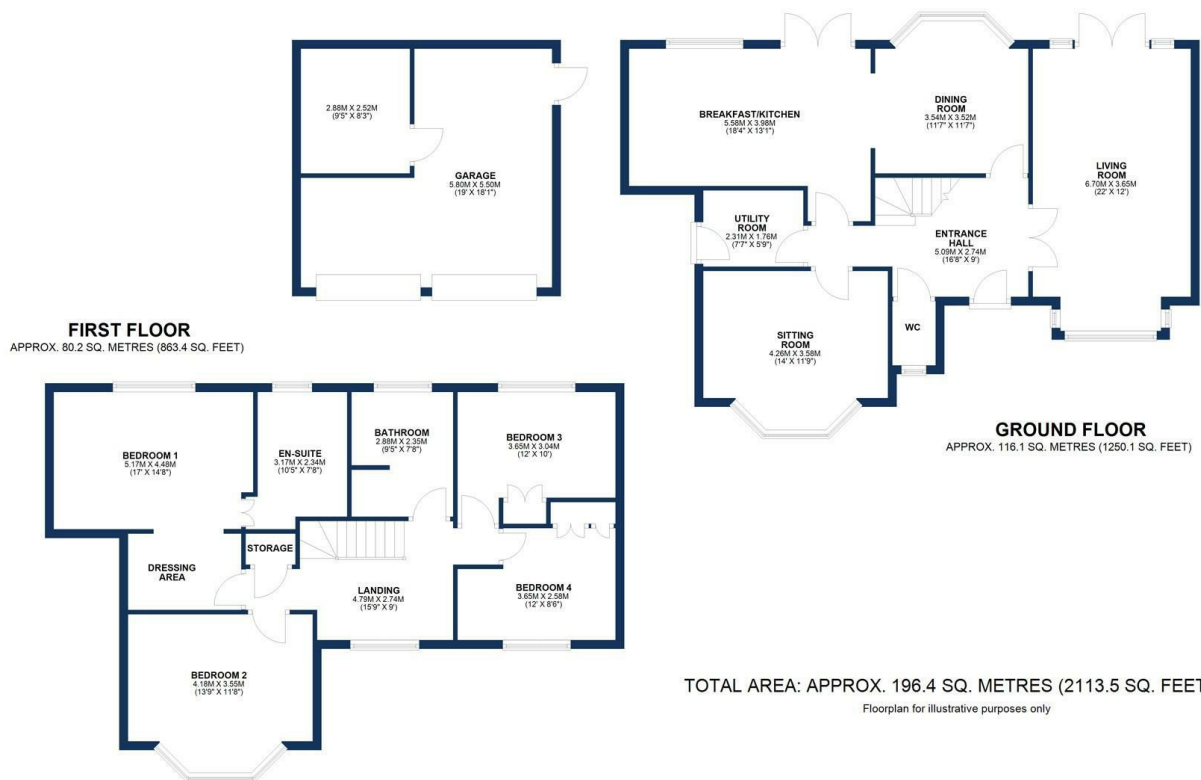
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NOTE

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



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