



7 KINDERTON CLOSE | HIGH LEGH OFFERS IN THE REGION OF £850,000

A beautifully refurbished and extended modern detached family house positioned at the head of a peaceful cul de sac. The exceptionally well presented accommodation briefly comprises entrance hall, sitting room, stunning open plan living/dining kitchen with integrated appliances and crittal style doors opening onto the paved rear terrace, utility room, well appointed cloakroom/WC, primary bedroom with fitted furniture and luxurious en suite shower room/WC, three further double bedrooms and contemporary family bathroom/WC. Gas fired central heating, pressurised hot water system and PVCu double glazing. Wide driveway and integral double garage. Superb landscaped grounds.

POSTCODE: WA16 6LZ

DESCRIPTION

Built to an individual design this attractive modern detached family house occupies an excellent location and is positioned toward the head of a peaceful cul de sac. A little over three miles distance is Lymm village with its range of shopping facilities and dining options. The property lies within the catchment area of the highly regarded High Legh Primary School and Lymm High School and there is also access to the local network of motorways with the M6 and M56 being within easy reach. Approximately 15 minutes drive away is the village of Knutsford and the town of Altrincham with its highly popular Market Hall and Metrolink station providing a commuter service into Manchester.

Externally the property features attractive partially rendered elevations whilst internally the exceptionally well presented accommodation has been refurbished to a high standard, extended and replanned to create much sought after open plan living space. Approached beyond a welcoming entrance hall with luxury vinyl herringbone flooring, there is an elegant sitting room to one side and Crittal style doors open onto the impressive living/dining kitchen. The stunning kitchen is fitted with Shaker style units complemented by quartz work-surfaces alongside a matching centre island with breakfast bar and a range of integrated appliances. The adjacent dining area also features Crittal style French windows providing access to the full width paved rear terrace which is ideal for entertaining during the summer months. In addition and with the focal point of a cylindrical wood burning stove, the living area has provision for a wall mounted flatscreen television and overlooks the carefully designed gardens. Forming part of the extension there is a useful utility room with underfloor heating and a well appointed cloakroom/WC completes the ground floor.

At first floor level the superb primary suite benefits from tree lined views to the rear and comprises spacious double bedroom with a comprehensive range of fitted wardrobes and sumptuous shower room/WC. Three further double bedrooms are served by the luxurious family bathroom/WC.

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

A wide block paved driveway provides off road parking for at least two vehicles and there is an integral double garage with remotely operated door. The landscaped rear gardens are certainly a feature with a full width paved terrace and steps down to an expanse of lawn beyond surrounded by a variety of mature trees and shrubs, all of which combines to create a delightful setting with a high degree of privacy.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

17'8 x 9'7 (5.38m x 2.92m)

Woodgrain effect composite front door and opaque PVCu double glazed side screen. Staircase the first floor. Luxury vinyl herringbone flooring. Recessed LED lighting. Vertical radiator.

SITTING ROOM

12'7 x 12'4 (3.84m x 3.76m)

PVCu double glazed window to the front. Radiator.

LIVING/DINING KITCHEN

34'2 x 16'0 (10.41m x 4.88m)

Approached beyond aluminium double glazed Crittal style doors and planned to incorporate:

LIVING AREA

Cylindrical wood burning stove. Two tall aluminium double glazed windows to the rear. Luxury vinyl herringbone flooring. Recessed LED lighting. Radiator.

DINING AREA

Fitted with a matching Shaker style dresser unit. Aluminium double glazed Crittal style French windows set within matching side screens to the paved rear terrace. Luxury vinyl herringbone flooring. Recessed LED lighting.

KITCHEN

Fitted with a range of Shaker style wall and base units beneath quartz work-surfaces/up-stands and 1 1/2 bowl under-mount stainless steel sink with mixer/boiling hot water tap. Matching centre island with breakfast bar. Integrated appliances include two Neff fan ovens/grills, Neff four zone induction hob with downdraught extraction and quartz splash-back, larder fridge, dishwasher and wine/drinks cooler. PVCu double glazed window to the rear. Luxury vinyl herringbone flooring. Recessed LED lighting. Vertical radiator.

UTILITY ROOM

15'6 x 4'9 (4.72m x 1.45m)

With the continuation of the kitchen wall and base units. Quartz work-surfaces/up-stands and under-mount stainless steel sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Opaque double glazed/woodgrain effect composite door to the side. Double glazed velux window. Luxury vinyl herringbone flooring. Recessed LED lighting. Extractor fan. Electric underfloor heating.



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. Decorative tiled floor. Recessed LED lighting. Chrome heated towel rail.

FIRST FLOOR

LANDING

15'7 x 9'7 (4.75m x 2.92m)

Storage cupboard with shelving. Airing cupboard with shelving and housing the pressurised hot water cylinder. Loft access hatch. PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM ONE

17'5 x 12'5 (5.31m x 3.78m)

Full width mirror fronted wardrobes containing hanging rails and shelving. Four door range of wardrobes containing hanging rails and shelving with cupboards above. Two PVCu double glazed windows to the rear. Coved cornice. Two radiators.

EN SUITE SHOWER ROOM/WC

8'10 x 5'5 (2.69m x 1.65m)

White suite with black fittings. Wide wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Wide walk-in shower beyond a glass screen with thermostatic rain-shower plus handheld attachment. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

BEDROOM TWO

12'5 x 10'4 (3.78m x 3.15m)

PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

BEDROOM THREE

15'3 x 9'6 (4.65m x 2.90m)

PVCu double glazed window to the front. Recessed LED lighting. Coved cornice. Radiator.

BEDROOM FOUR

12'1 x 9'8 (3.68m x 2.95m)

PVCu double glazed window to the front. Recessed LED lighting. Radiator

FAMILY BATHROOM/WC

9'1 x 5'2 (2.77m x 1.57m)

Fitted with a white/chrome suite comprising panelled bath with wall mounted mixer tap plus thermostatic rain-shower and screen above, wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Two opaque PVCu double glazed windows to the side. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

INTEGRAL DOUBLE GARAGE

17'2 x 15'4 (5.23m x 4.67m)

Remotely operated up and over door. Wall mounted gas central heating boiler. Light and power supplies. Timber door to the side.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

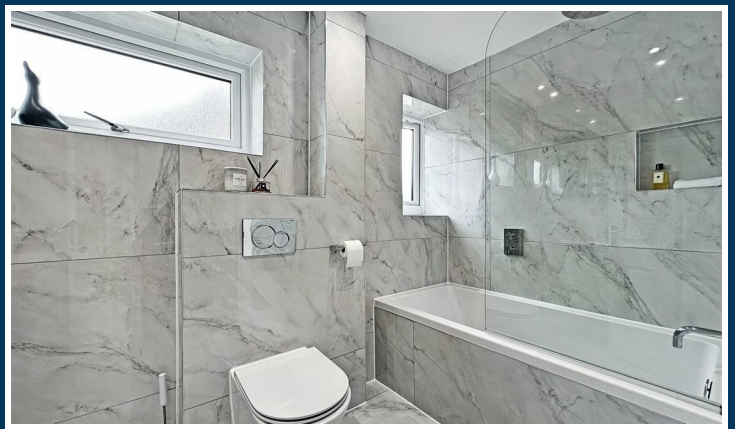
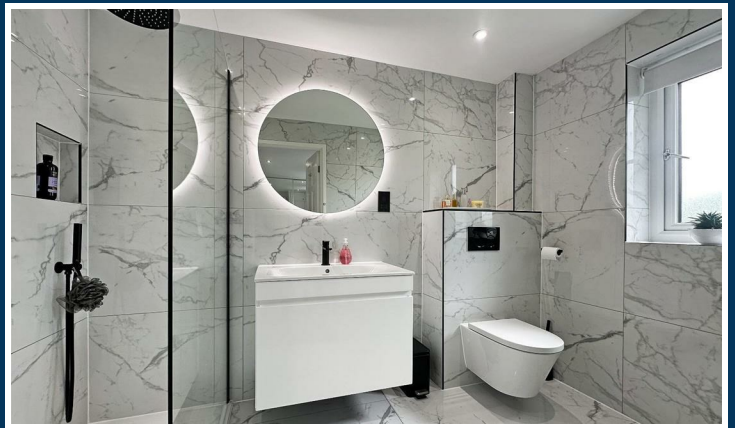
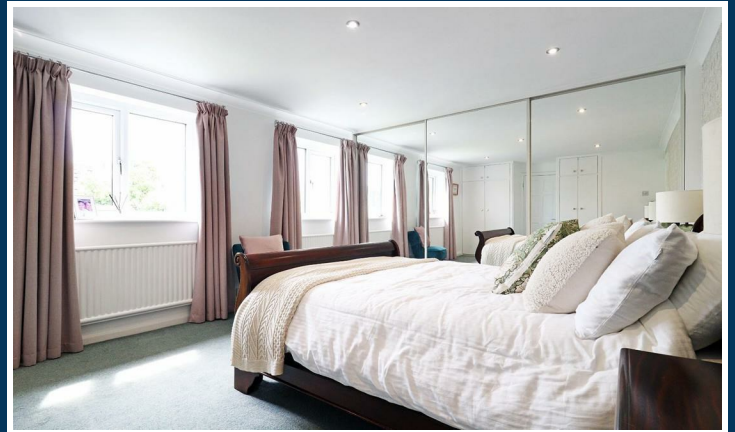
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

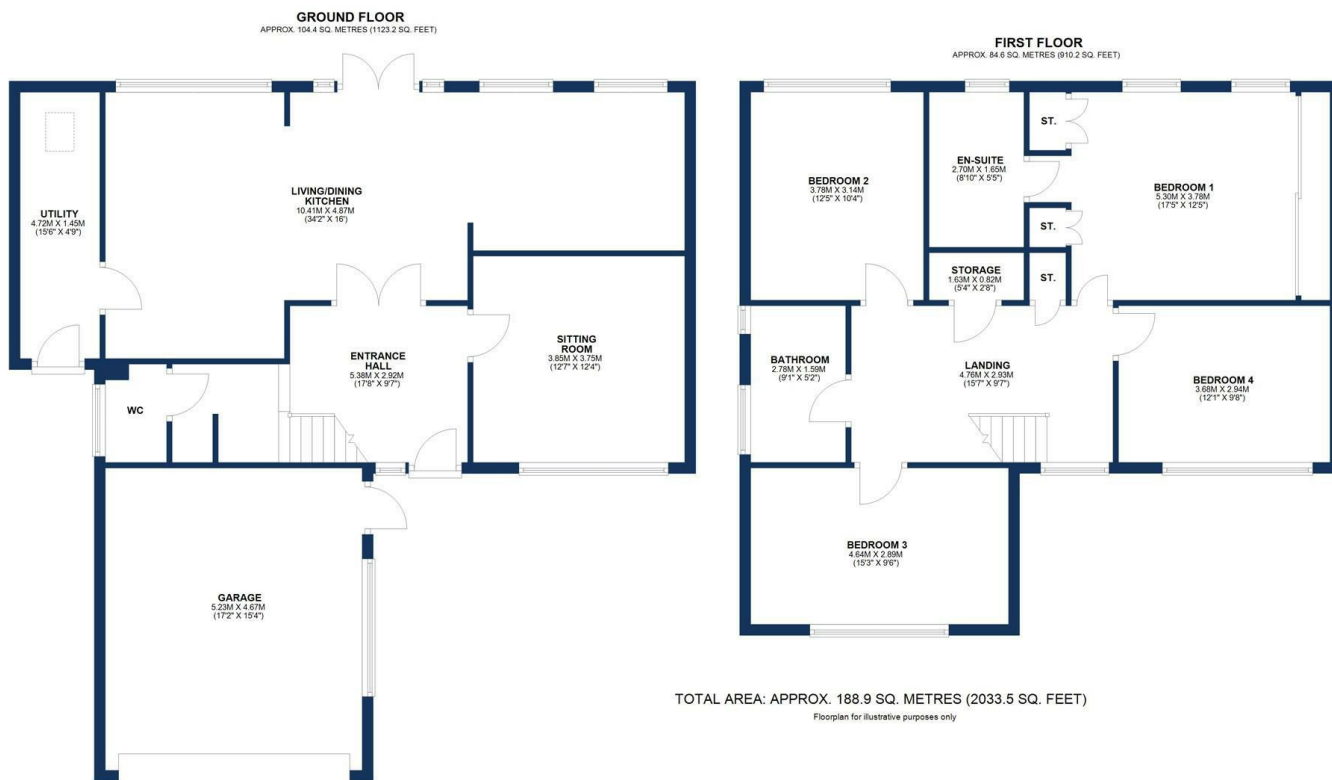
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NOTE

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



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