



An impressive and extended, fully refurbished three bedroom home complete with a detached annexe with its own access and address! This spectacular home, positioned on a quiet cul-de-sac is beautifully presented throughout and has been designed for modern day living. With a stunning 22FT open plan kitchen and living space equipped with a bespoke fitted kitchen/dining area with aluminium bi-folding doors opening up onto the private rear garden, gives this living space the WOW factor!! There is also a utility room, downstairs W.C and understairs storage plus three well proportioned bedrooms to the first floor along with a three piece fitted contemporary bathroom. Located in a popular part of Altrincham, this property is closely positioned and within walking distance to Waitrose, Altrincham town centre, good schooling, Dunham Massey plus local shops and amenities. It also benefits from excellent network and transport links accessing you easily into Manchester town centre. The annexe which was recently built is a perfect addition to this fantastic home and could lend itself to so many purposes. With its own address and entrance it over looks the main garden and benefits from a spacious lounge with fitted kitchen, bedroom complete with walk in wardrobe and three piece en-suite and is electric headed and double glazed. Finished to the highest standards throughout these properties are ready to pick your bags up and move straight into and would be IDEAL for a professional couple or young family. Viewings are by appointment only and can be booked by contacting the office!



Entrance Hallway

Composite front door with double glazed sidelite, double glazed window to the front, ceiling spotlights, wall mounted radiator, double glazed window to the side, chrome plug points, carpeted stairs to the first floor and herringbone Karndean flooring through into the living space and kitchen.

Utility room 12' 5" x 5' 1" (3.782m x 1.543m)

Shaker style wall and base unit cupboards with contrasting black handles, Quartz worktop and upstands. Sunken Reginox sink with chrome mixer tap, space for under counter washer, under counter dryer and up right fridge freezer. Laminate flooring, PIR ceiling light point and understairs storage. Access to the downstairs W.C and understairs storage where the combi boiler is housed.

W.C 4' 8" x 2' 5" (1.435m x 0.735m)

Laminate flooring, PIR ceiling light point, tiled wall and pedestal toilet.

Kitchen and living space 22' 6" x 15' 10" (6.855m x 4.819m)

Living Space - Herringbone Karndean flooring, ceiling spotlights, contemporary radiator, media wall with floor to ceiling bespoke decorative wood paneling, wall mounted shaker style media storage unit with contrasting black handles and quartz worktop. Kitchen - Large, tiled marble effect flooring with under floor heating, royal blue Shaker style base units and white Shaker style wall units both with contrasting black handles. Quartz worktops with Quartz upstands and breakfast bar. Sunken ceramic sink with black Reginox hot water tap. Bosch induction hob and Bosch electric oven. Double glazed window to the side, chrome USB plug points, wall mounted radiator and ceiling spotlights. Aluminum Bi folding doors to the rear garden. Integrated under counter pull out bin, freezer and dishwasher. Bespoke floor to ceiling Shaker style cupboards finished in white with contrasting black handles with a full size integrated fridge, a coffee pantry with double doors and PIR lighting, storage and lighting above the unit and within the pelmet.

First Floor Landing

Carpeted stairs and landing, ceiling spotlights, double glazed window to the side, loft hatch access and plug point.

Master bedroom 13' 3" x 12' 5" (4.043m x 3.788m)

Carpeted flooring, large double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

Bedroom 2 13' 1" x 7' 2" (4.000m x 2.178m)

Carpeted flooring, double glazed window to the side, ceiling light point, wall mounted radiator and plug points.

Bedroom 3 10' 9" x 5' 11" (3.270m x 1.801m)

Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

Family Bathroom 8' 5" x 5' 5" (2.568m x 1.644m)

Modern three piece bathroom suite comprising of a bath with ceiling shower head, wall mounted handset shower and chrome wall mounted mixer taps. Vanity unit with Quartz top, sink with chrome mixer tap and W.C. Double wall hung mirrored cabinet, ceiling spotlights, vertical anthracite towel radiator and fully tiled walls and floor.

Externally

Paved path to the front of the property. A private rear garden with an Indian stone patio, artificial grass and close board fencing with gate to the side. Electric car charging point.

Texicom alarm system, Worcester combi boiler, new roof and wired smoke alarms

The Annexe

A modern and carefully designed detached living space with its own access and postal address. Finished to the highest standard to compliment the main property.

Open plan kitchen/lounge 14' 10" x 13' 9" (4.530m x 4.190m)

Tiled flooring with under floor heating, ceiling spotlights, large double glazed window to the side, composite front door, bespoke wall mounted media unit cupboards television point and plug points.

Kitchen- Fully fitted kitchen with Quartz worktop and full size Quartz splash back. Wall mounted cupboards, base unit cupboards, electric oven and hob, sink, mixer tap and plug points.

Bedroom 10' 2" x 9' 10" (3.108m x 2.998m)

Carpeted flooring, ceiling light point, electric wall mounted radiator, double glazed window to the front, plug points and walk in wardrobe. Loft storage.

En-suite 6' 8" x 3' 3" (2.041m x 0.980m)

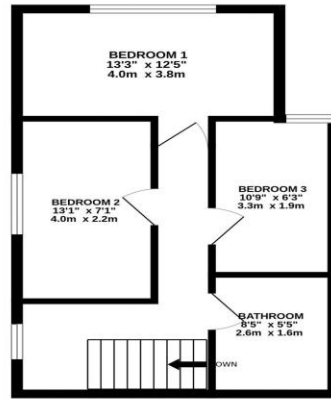
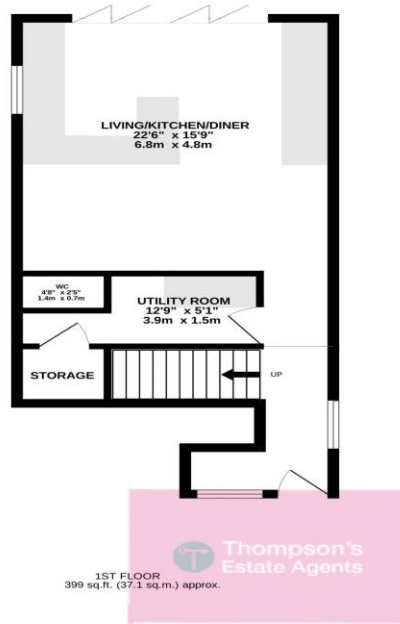
Three piece bathroom suite comprising of a shower cubicle, vanity unit with pedestal W.C and handwash basin. Fully tiled, ceiling spotlights double glazed window to the side and chrome hardware.

Externally

Accessed via a wooden gate with an Indian Stone patio, parking to the back of the property and shared garden with the main property. Wall lights on the front of the property.



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



13 FOXGLOVE DRIVE - THE ANNEXE

TOTAL FLOOR AREA : 369 sq.ft. (34.3 sq.m.) approx.

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