



5 Chorleywood Close, Tytherington, Cheshire, SK10 2ST

Asking Price £850,000

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This highly attractive five bedroom, three bathroom detached family home enjoys a prime position on this select cul-de-sac (just off Walton Heath Drive), along with just six other homes. Constructed by Seddon Homes of modern Cheshire brick elevations and stone sills/heads, this particular design of home is amongst the largest found upon the Tytherington Links development and it also benefits from an integral double garage, which provides approximately 300sqft of space. The accommodation is immaculately presented throughout and benefits from a huge 27ft double aspect living room with a stunning Inglenook fireplace. The larger than average entrance hall gives access into the study, which has a fantastic range of fitted furniture, and into the ground floor WC. There is also generous dining room, having plenty of space to accommodate a large dining table, and further accommodation has been added to the rear by way of a conservatory extension. The other very impressive room is the 20ft dining kitchen, which has a good range of integral appliances, an island unit and double doors leading into the conservatory. The ground floor accommodation is also complimented by a useful utility room. A splendid galleried landing provides access into the five bedrooms and into the family bathroom. The very generously proportioned principal bedroom benefits from an extensive range of bespoke furniture and has a dressing area with a further pair of fitted wardrobes. There is also a pristine, re-fitted en-suite shower room with twin sinks. The second bedroom also has an en-suite shower room and, within bedrooms three and five, there are further extensive ranges of the high quality, bespoke fitted furniture providing a significant amount of storage. The outside space is equally as impressive; to the rear of the property is a beautifully well-tended garden with a lawn, large patio area and established borders. To the front is a double width block-paved driveway and a further lawn.



Council Tax Band: G



Open porch

Open porch with apex/canopy roof with paved area beneath, security lighting. - Size : -

Entrance Hall

16'1" x 8'2" (main area)

An impressive, larger than average hallway with under-stairs cupboard, laminate floor and radiator. - Size : - 16' 1" x 8' 2" (main area) (4.91m x 2.50m)

Ground Floor W.C.

Low level W.C. vanity sink unit with storage under, part tiled walls, tiled floor. - Size : -

Sitting Room

27'6" x 13'5"

A huge principal reception room with feature Inglenook fireplace having a brick built fire place, tiled hearth, living flame effect gas stove and two double glazed windows to each side, double glazed patio doors with side windows to the rear elevation, double glazed window to the front, t.v. point and two radiators. - Size : - 27' 6" x 13' 5" (8.38m x 4.10m)

Dining Room

14'1" x 10'1"

Double glazed patio doors and double glazed window to the rear, ceiling coving, radiator, laminate floor. - Size : - 14' 1" x 10' 1" (4.30m x 3.08m)

Dining Kitchen

20'1" x 13'11" reducing to 7'10"

Yet another large space with fitted kitchen units to base and eye level with underlighting and tiled splash-backs, Integral Neff double electric oven, Neff gas hob, Neff stainless steel extractor hood, integral dishwasher, integral side by side fridge and freezer, matching island with power points, glass display unit with lighting, tiled floor, radiator, patio doors to the conservatory, double glazed window to the rear. - Size : - 20' 1" x 13' 11" reducing to 7'10" (6.12m x 4.24)

Utility Room

6'11" x 5'7"

Fitted kitchen unit with stainless sink unit and tiled splash-backs, plumbing for washing machine, tiled floor, radiator, double glazed window and door to the side elevation. - Size : - 6' 11" x 5' 7" (2.12m x 1.71m)

Conservatory

11'1" x 10'6"

Double glazed windows and double glazed patio doors to the garden, radiator, tiled floor. - Size : - 11' 1" x 10' 6" (3.38m x 3.19m)

Study

9'2" x 8'3"

A good range of built-in office furniture including book shelves, filing drawers, a desk and pelmet lighting. Laminate floor, double glazed window to the front elevation. - Size : - 9' 2" x 8' 3" (2.8m x 2.51m)

Double Garage

17'6" x 16'10"

Large up and over remote control garage door with internal open/close switch, Worcester combination gas central heating boiler, light and power, door to the side. - Size : - 17' 6" x 16' 10" (5.34m x 5.14m)

Galleried Landing

16'1" x 8'5" (main area)

Double glazed window to the front, loft hatch with a pull down ladder, boarding and light, useful walk-in airing cupboard with hanging space, shelving and radiator. - Size : - 16' 1" x 8' 5" (main area) (4.91m x 2.57m)

Bedroom One

17'5" x 13'2" into fitted furniture

A superb sized principal bedroom suite. Double glazed bow window, extensive range of fitted wardrobes with matching drawers, dressing table, bedside cabinets and

headboard. TV point. Open through to the adjoining dressing area (7' 10" x 6' 2") (2.39m x 1.87m) into two fitted wardrobes with mirror sliding doors. - Size : - 17' 5" x 13' 2" into fitted furniture (5.30m x 4

En-suite

10'10" x 7'1"

Re-fitted suite having a large walk in shower with rainmaker style overhead shower and a body shower, His and Hers vanity twin sinks with storage under, push button w.c. with concealed cistern, vertical radiator and ladder radiator, two fitted mirrors, extractor fan, part tiled walls, electric shaver point, double glazed window. - Size : - 10' 10" x 7' 1" (3.29m x 2.15m)

Bedroom Two

11'1" x 10'5"

Double glazed window to the rear, radiator. - Size : - 11' 1" x 10' 5" (3.37m x 3.17m)

En-suite

6'2" x 6'1"

Corner shower enclosure with mixer shower, vanity sink unit with storage under, concealed cistern w.c. part tiled walls, radiator, electric shaver point, extractor fan. - Size : - 6' 2" x 6' 1" (1.87m x 1.86m)

Bedroom Three

13'11" x 13'5" into fitted furniture

Fitted furniture with shelving, cupboards and glass display cupboard, additional built-in wardrobe, tv point, radiator, double glazed window to the rear. - Size : - 13' 11" x 13' 5" into fitted furniture (4.23m x

Bedroom Four

13'5" x 11'2"

Double glazed window to the front, built-in wardrobe, radiator, tv point. - Size : - 13' 5" x 11' 2" (4.10m x 3.4m)

Bedroom Five

10'4" x 8'0" into fitted furniture

Currently fitted with a full range of fitted furniture to each side of the room including wardrobes, shelved cupboards and drawers. Radiator, double glazed window to the rear (alterations would need to be made to the fitted furniture to accommodate a bed). - Size : - 10' 4" x 8' 0" into fitted furniture (3.16m x 2.

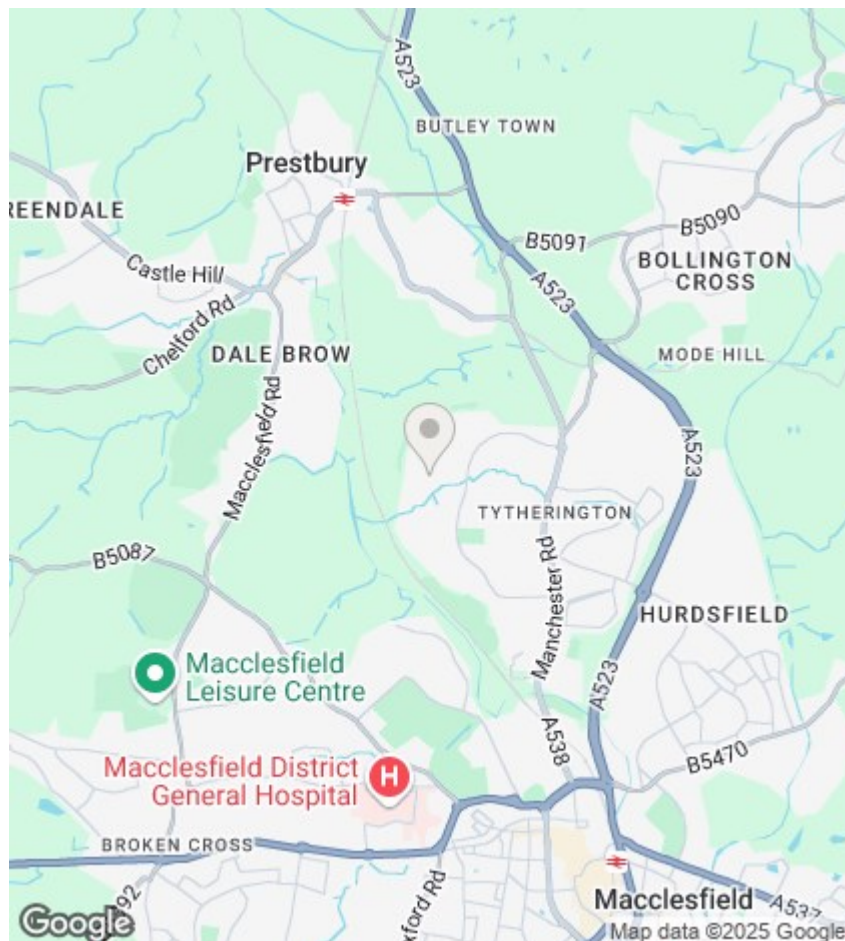
Family Bathroom

10'1" x 8'6"

A spacious family bathroom with corner bath, vanity sink unit with storage under, low level WC, shower enclosure with mixer shower, electric shaver point, part tiled walls, radiator, double glazed window to the front, split level floor. - Size : - 10' 1" x 8' 6" (3.07m x 2.58m)

Outside

To the front of the property is a double width, block-paved driveway leading to the garage and a well-maintained lawn area. To the rear there is a good-sized, landscaped garden with an Indian stone patio/matching steps and beautifully well-stocked borders, which surround the manicured central lawn. The garden has fencing, a rear paved area with shed, a gravel area, gated access to both sides and an outside water tap. - Size : -



Directions

Head out of town along Beech Lane towards Tytherington and take the turning on the left into Dorchester Way. Follow the road round for approximately half a mile turn left into Walton Heath Drive and Chorleywood Close is the third turning on the left.

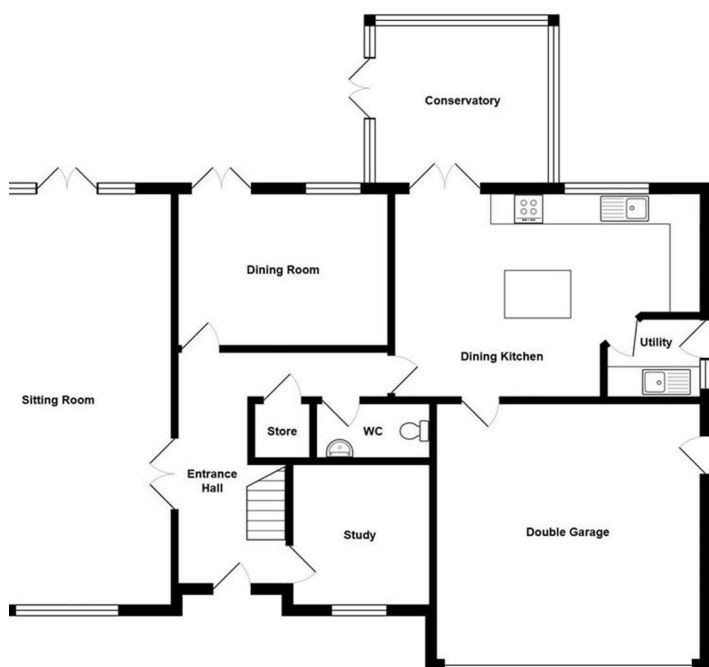
Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor

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.