





## 27 CONNAUGHT CLOSE WILMSLOW SK9 2QS

This beautifully maintained immaculate two bedroom semi detached property is located in a sought-after cul-de-sac within the desirable 'Summerfields' development. Conveniently situated within walking distance of local shops and transportation options, including Wilmslow train station, the property offers both accessibility via foot and by car to the local area. An entrance porch leads to a tastefully decorated living room with open plan staircase with glazed balustrade. The modern kitchen/diner is a highlight of the property, featuring exquisite quartz work surfaces, integrated 'NEFF' appliances, a wine cooler, and ample space for a dining table and chairs. The thoughtful layout also includes a utility room and a downstairs WC, providing added convenience.

The first floor boasts a generously sized double bedroom, along with an additional bedroom and a contemporary bathroom. The entire accommodation is presented to the highest of standards, ensuring a comfortable and stylish living environment. Externally, the property features a meticulously landscaped rear garden, complete with a spacious patio area ideal for entertaining or enjoying outdoor activities. There is an option subject to negotiations for the vendor to leave the hot tub. The front of the house offers off-road parking with room for two cars.

### Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road, to the first set of traffic lights, Keep to the right of Barclays Bank and at the next set of traffic lights continue northbound on Manchester Road to the Bollin Valley roundabout. Turn right along the Bollin link road through the viaduct to the A34 bypass. Bear left and proceed northbound taking the exit signposted Dean Row. Bear right onto Dean Row Road and at the Summerfields traffic lights, turn right into Pinewood Road, first right into Northfield Road, follow the road round to the left into Turnberry Drive and Connaught Close is the fourth turning on the right.

### Entrance Porch

uPVC double glazed window to side, radiator

### Living Room

13'4 x 13'2  
Spacious living room, under stairs storage, uPVC double glazed window to front.

### Kitchen/Diner

18'5 x 13'5  
Stunning Kitchen/diner with a range of high specification quartz surfaces, integrated 'NEFF' appliances, integrated fridge freezer, integrated dishwasher, ample space for dining table and chairs, bi-fold doors leading to the rear garden, radiator.

### Utility Room

8'1 x 4'1  
Fitted work surface, space for washer/dryer, uPVC double glazed window to front, radiator

### Downstairs WC

Low level wc, wash hand basin, chrome heated towel rail, uPVC double glazed window to rear.

### First Floor Landing

Recessed ceiling spotlights, uPVC double glazed window to side.

### Bedroom One

11'3 x 10'3  
Spacious double bedroom with walk-in wardrobe, uPVC double glazed window to front, radiator.

### Bedroom Two

9'7 x 7'8  
Further bedroom with uPVC double glazed window to rear, radiator.

### Bathroom

Beautifully fitted family bathroom with panelled bath and overhead shower attachment, low level wc, wash hand basin, chrome heated towel rail.

### Outside

To the rear is a stunning landscaped garden with patio area and secure gated side access. To the front is a driveway with space for two cars.



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	