



*jordan fishwick*

67b Gravel Lane, SK9 6LS  
Guide Price £635,000



## Gravel Lane Wilmslow SK9 6LS

Guide Price £635,000



No Chain. This beautiful contemporary home offers beautiful accommodation which must be viewed in order to fully appreciate. The property is located within convenient reach of popular local schools, open countryside and Wilmslow centre alike. The ground floor accommodation comprises in brief: entrance hallway with oak staircase leading to first floor accommodation, bay fronted living room, amazing open plan fully fitted kitchen/diner/family room, sun room and a downstairs W.C. The first floor accommodation comprises: good size master bedroom with en-suite shower room and fitted wardrobes, two further well proportioned bedrooms and a modern four piece family bathroom suite. Underfloor heating warms the ground floor and electric underfloor heating warms the bathrooms to the first floor level. To the front of this wonderful home is a block paved driveway with walled boundaries and to the rear there is an artificial lawn garden with decked patio. Viewings essential.



## Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the Kings Arms roundabout. Take the Knutsford Road exit and turn first right into Gravel Lane. Continue along Gravel Lane past the playing field, and the property will be found on the left hand side, identified by our For Sale board.

## Entrance Hallway

With an attractive composite front door with inset frosted glass panels, security alarm panel, uPVC double glazed window to side elevation, cupboard housing consumer units, extremely attractive oak and glass contemporary staircase providing access to first floor accommodation, large storage cupboard with shelving also housing wall mounted gas central heating boiler.

## Downstairs W.C.

With low level WC, wall hung wash hand basin, uPVC frosted double glazed window to front elevation, tiled floor and walls, extractor fan, recessed spotlights and heated towel rail.

## Fitted Storage Cupboard/Cloaks Cupboard

## Living Room

14'4" into bay x 11'1"

UPVC double glazed bay window to front elevation, further uPVC double glazed window to side elevation, wall mounted television aerial point, recessed spotlights and ceiling coving.

## Open Plan Kitchen/Diner/Family Room

20'5" max x 18'10" max

## Kitchen Area

A beautiful and contemporary fitted kitchen with a range of eye and base level units, contemporary Baumatic fitted oven and grill, integrated fridge and freezer, quartz work surfaces, centre Island with built-in microwave five ring electric hob with contemporary extractor over, integrated wine chiller, breakfast bar, recessed spotlights, ceiling coving, one and a half bowl sink unit with mixer style tap, washing machine and tumble dryer, integrated Baumatic dishwasher, uPVC double glazed window to rear elevation, attractive tiled flooring and composite door leading to the rear garden.

## Diner/Family Room Area

With attractive ceramic tiled flooring, ceiling coving, uPVC double glazed window to side elevation, wall mounted television aerial point. Open and leading through to garden room / conservatory.

## Sun Room/Garden Room

8'0" x 7'0" max

Vaulted double glazed roof, ceramic tiled flooring and uPVC French style doors opening to rear garden and large decked patio.

## First Floor Landing

Radiator, contemporary oak and glass balustrade, coving and storage cupboard.

## Master Bedroom

18'11" x 11'1" up to wardrobes

Well proportioned master bedroom with radiator, fitted wardrobes, wall mounted television aerial point, ceiling coving, door providing access to en suite, uPVC double glazed window to rear elevation and recessed spotlights.

## En-Suite

A beautiful and contemporary shower room comprising walk-in shower with a rainfall shower head and glass screen, attractive tiled walls and flooring, wall-mounted vanity style wash hand basin with fitted storage below, low level WC, ladder style heated towel rail and frosted uPVC double glazed window to rear elevation.

## Bedroom Two

10'7" x 9'8"

With uPVC double glazed window to front elevation, radiator, ceiling coving, wall mounted television aerial point and recessed spotlights.

## Bedroom Three

11'4" x 7'11"

UPVC double glazed window to front elevation, radiator, ceiling coving and recessed spotlights.

## Family Bathroom

Another extremely attractive room which comprises panelled bath with contemporary chrome tap fitment, vanity style wash hand basin with fitted storage below, low level WC, walk-in shower with glass screen and drench style shower head, extremely attractive tiled walls and flooring, recessed spotlights, frosted uPVC double glazed window to side elevation and ladder style heated towel rail.

## OUTSIDE


## Gardens

To the front the block paved driveway provides off-road parking with a dwarf brick wall and timber fenced boundaries. To the rear the attractive gardens, which is mainly laid with artificial lawn, enclosed by timber fenced boundaries with well stocked borders, and a good sized decked patio area offers ideal outside entertaining space. The garden also offers a good degree of privacy.

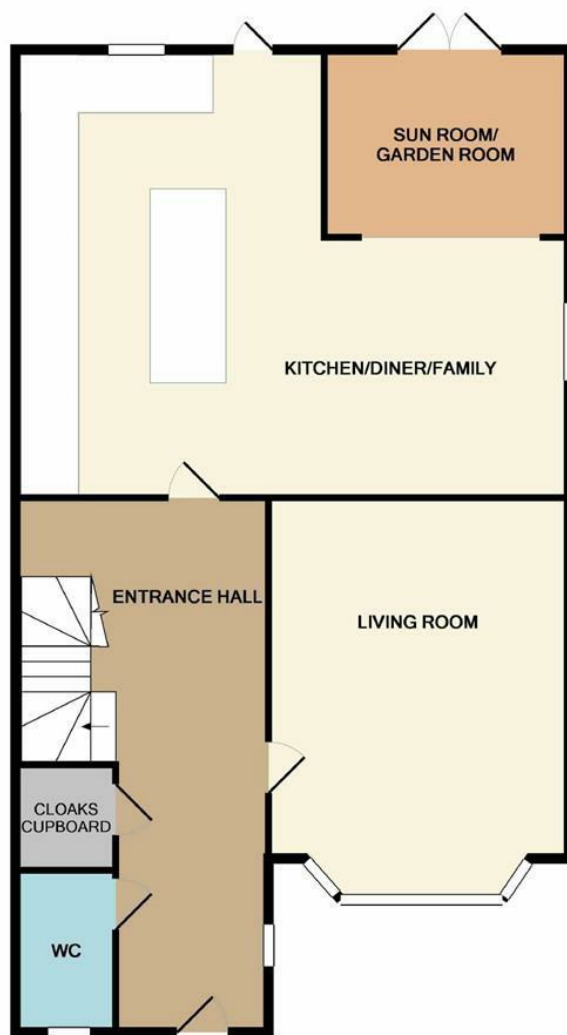


- Stunning semi detached
- No chain
- Large open Plan Kitchen dining space
- Stylisih Kitchen
- Ensuite Shower room
- Family Bathroom
- Off road parking
- Private garden to rear

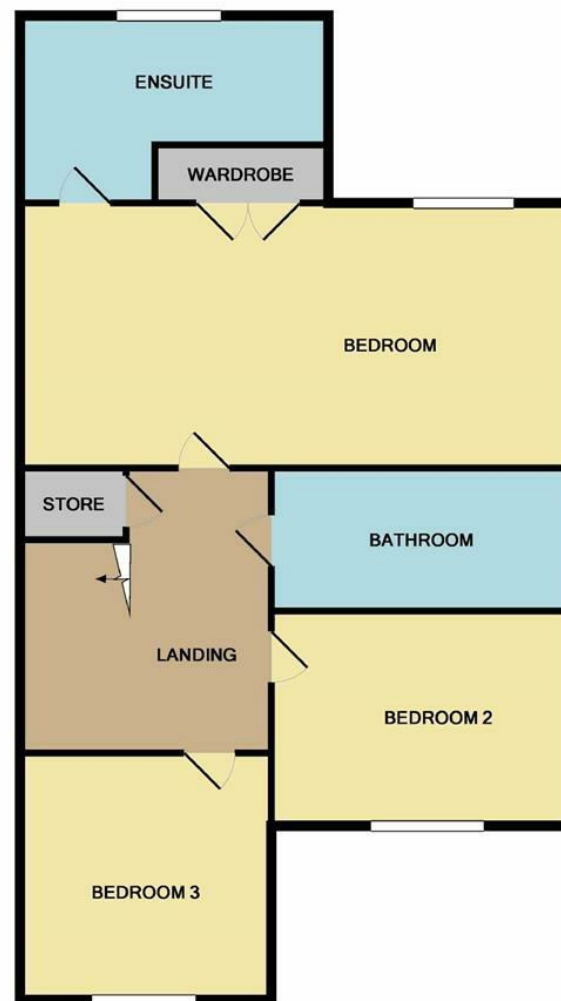


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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