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41 KNUTSFORD ROAD ROW OF TREES ALDERLEY EDGE SK9
Guide Price £760,000

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A beautiful and spacious detached three bedroom property located equidistant between Wilmslow and Alderley Edge. The property boasts amazing views over protected and open countryside to the rear. (The field behind is co-owned with the neighbours). The property has had a loft conversion creating a further and versatile additional space. In brief the property comprises of a large welcoming reception hallway, downstairs WC, study and utility room. There are two large separate reception rooms to the rear of the property which are divided by sliding internal glazed doors. The living room has a feature wood burning stove and spectacular views to the rear garden and the open countryside beyond. There is a modern and stylish fitted kitchen which has a number of integrated appliances. There are two additional and separate storage cupboards. To the first floor there are three double bedrooms and a beautifully presented bathroom with large separate shower enclosure and traditional, stylish roll top clawfoot bath. To the second floor there is a converted loft space with eaves storage and three Velux ceiling skylights providing natural light. To the front of the property there is a driveway which provides off-road parking for a number of vehicles whilst to the rear of the property there is a well maintained lawned garden with mature borders and an open southerly aspect to the rear and countryside views. A superb property that is a must view.

Entrance Hallway

167 x 12'1
UPVC double glazed composite front door providing access to the internal entrance hallway. Access to the ground floor accommodation. Understair storage cupboard. Radiator. Staircase with spindled balustrade leading to the first floor.

Downstairs W.C

Comprising a low-level W.C and wall mounted wash hand basin with tiled splashback. Radiator. UPVC double glazed window to the front aspect.

Study

9'1 x 9'1
UPVC double glazed window to the front aspect. Radiator.

Utility Room

9'1 x 9'1
A fantastic addition to any home featuring a range of matching wall and base units with complementary roll top work surfaces and sink bowl and drainer unit. Space for washing machine and tumble dryer. Space for a large fridge and freezer. Ceiling skylight providing a source of natural light.

Living Room

152 x 152
A well proportioned living room with woodburning stove. UPVC double glazed windows to the rear aspect providing views to the garden and the countryside views beyond. UPVC double glazed patio door leading to the rear garden. Decorative ceiling corners. Radiator. A set of internal glazed sliding doors leading to the dining room.

Dining Room

152 x 12'1
UPVC double glazed window to the rear aspect. Radiator. Decorative ceiling cornice. Serving hatch from the kitchen.

Kitchen diner

152 x 9'10
Fitted with a range of matching quality wall and base units with complementary granite work surfaces with matching splashback. Incorporated within the work surface there is a stainless steel sink bowl and drainer unit. The kitchen is fitted with a number of integrated appliances which include, a double oven, induction four ring hob with stainless steel extractor hood over, large fridge with freezer compartment and an integrated dishwasher. There is a small breakfast bar area and serving hatch through to the dining room. Access to the rear hallway which leads to two storage cupboards and has a UPVC double glazed external door providing access to the side pathway.

Store

Useful pantry with shelving and a wall mounted gas combination boiler.

Store

This larger storage room provides additional storage. UPVC double glazed window to the side aspect providing a source of natural light.

Landing

UPVC double glazed window to the side aspect. Access to the first floor accommodation. Staircase leading to the converted loft.

Bedroom One

152 x 152
A well proportioned double bedroom with UPVC double glazed window to the rear aspect. Views to the rear garden and countryside. Decorative ceiling cornice. Fitted wardrobes providing storage and hanging space.

Bedroom Two

152 x 12'1
A further well proportioned double bedroom with UPVC double glazed window to the rear aspect. Views to the rear garden and open countryside. Radiator.

Bedroom Three

12'1 x 9'1
A further well proportioned bedroom with UPVC double glazed window to the front aspect. Radiator.

Bathroom

9'1 x 9'1
Fitted with a stylish and traditional four piece white bathroom suite. Consisting of a low-level WC, wash hand basin within a vanity storage unit, standalone roll top claw foot bath. Large shower enclosure with glazed shower screen and mains shower fittings and tiled splashback. Tongue and groove wood panelling to the dado level. Ceiling lighting. Tiled floor. UPVC double glazed window to the side and front aspects.

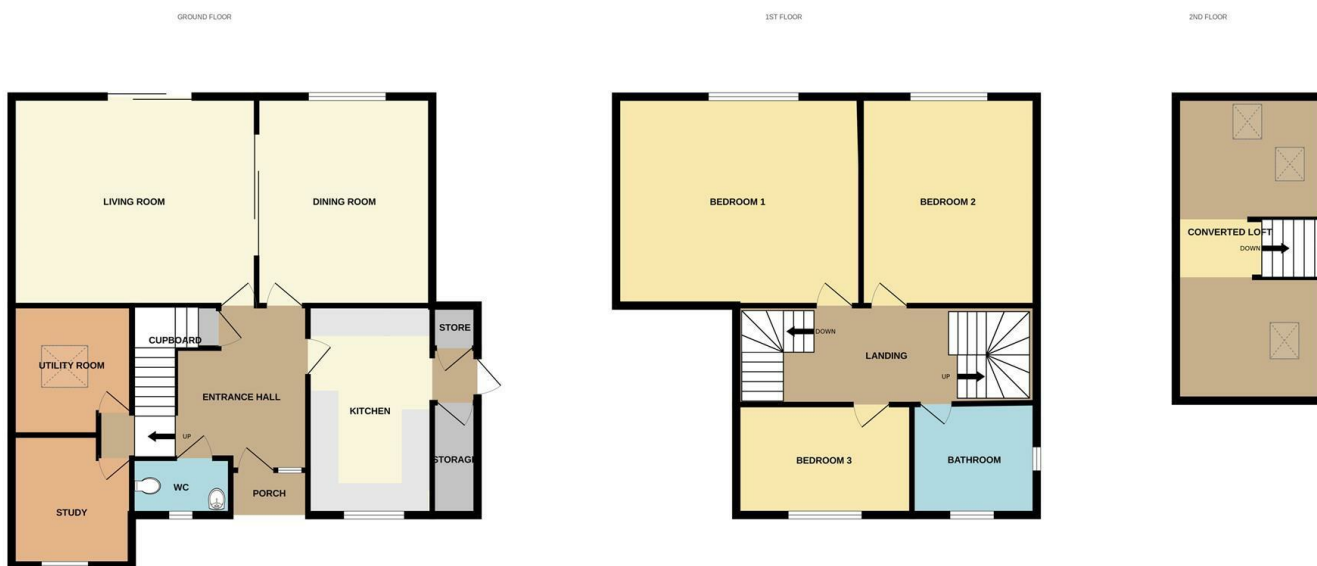
Second Floor

Converted loft

24 x 10'6
This large converted loft space has not been completed fully to building regulations. The room boasts approximately 24ft x 10ft of versatile space. Three Velux ceiling windows providing a source of natural light. Radiator. Storage within the eaves.

Outside

To the rear of the property there is a well manicured and maintained garden which consists of a patio and lawn area with mature borders. There's an open aspect to the rear with views to the countryside. The fields behind the property are co-owned with the neighbours protecting these delightful views for the future. Outside water supply. Useful lean-to creating a garden store to the side of the property. To the front of the property there is a driveway which provides off-road parking for a number of vehicles with a brick retaining wall to the curb side.



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			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	