





## BROWNS LANE WILMSLOW SK9 2BR

Beautiful four bedroom, two bathroom detached residence situated within this desirable location and boasting contemporary accommodation throughout. Internally the accommodation comprises in brief: entrance porch, reception hallway, well proportioned living room, conservatory, study/sitting room, dining room, great size contemporary kitchen with centre island and open plan to family/dining area, utility room and a downstairs W.C.. The first floor accommodation comprises: master bedroom with en-suite four piece bathroom suite, three further double bedrooms and a family bathroom suite. To the front of this wonderful home there is a driveway providing off road parking for several vehicles and leading to the double garage. To the rear there are extremely attractive gardens which are mainly laid to lawn and are enclosed via well defined boundaries. Viewings essential.



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 misstatement. 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.  
Made with Metronix 10/2/19

- Detached Home
- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Desirable location
- Well proportioned gardens
- Off road parking
- Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	