



*jordan fishwick*

10 Woodlands Road, Pownall Park, SK9 5QB

Guide Price £1,270,000



## Woodlands Road Wilmslow SK9 5QB



This amazing four bedroom detached residence is situated within extremely desirable Pownall Park, enjoying an enviable outlook to the rear. In the region of 3000 SQ FT, this stunning property has been intelligently designed to create fabulous accommodation which must be seen to be fully appreciated. Offering a B rating on the EPC this property is highly energy efficient property. In brief the ground floor accommodation comprises: reception hallway, living room with feature fireplace, separate sitting room, home office/family room extremely impressive open plan living/dining/kitchen with bi-folding doors opening to an elevated rear patio facing the rear open aspect. There is also a utility room, boiler room and downstairs W.C/cloakroom. The first floor accommodation comprises: gallery landing looking over the reception hall below, master bedroom with en-suite and walk in wardrobe, second bedroom with beautiful en-suite and fitted wardrobe, two further bedrooms and a family bathroom suite. To the front the gated access leads on to a driveway providing off road parking and in turn to the integral garage. To the rear there are beautiful landscaped gardens which are tiered to provide well tended lawned areas and an elevated Indian stone paved patio provides ideal outside entertaining space. Viewings essential in order to fully appreciated.



- Detached Residence
- Four bedrooms
- Three reception rooms
- Extremely impressive accommodation
- In the region of 3000 SQ FT
- Fantastic views to the rear
- Popular Pownall Park location
- Garage

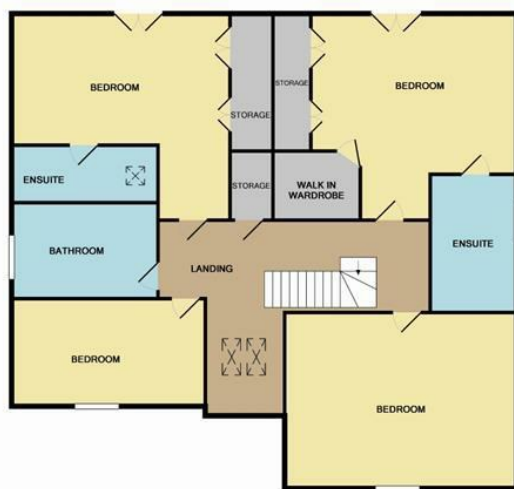


| Energy Efficiency Rating                    |         |                                                                                     |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                           |
| Very energy efficient - lower running costs |         |                                                                                     |
| (92 plus) A                                 | 82      | 87                                                                                  |
| (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<br>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 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.  
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