



jordan fishwick

30 Welton Drive, SK9 6HE
Guide Price £750,000



Welton Drive Wilmslow SK9 6HE

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Located on Welton Drive, this immaculate and extended six double bedroom semi detached property boasts stunning open aspect rear views over Alderley Edge golf course and offers spacious accommodation across three floors. The property is situated within the highly sought-after South Wilmslow area and is close proximity of Wilmslow town centre, and Alderley Edge village, both locations offering an excellent range of local amenities. In brief, the property comprises of an entrance hallway with staircase with spindle balustrade leading to the first and second floor accommodation. Located on the ground floor there is a downstairs WC with modern suite, a well proportioned living room with oak flooring and feature gas fireplace. A set of internal glazed double doors lead to the rear family room which is of significant size and features a set of Velux skylights and floor to ceiling rear windows and a set of French patio doors which lead to the rear garden. The kitchen diner can be accessed via the entrance hallway and separately via the family room. This well proportioned open plan and sociable space is approximately 30 ft in length and comprises of both a kitchen and dining areas and have a further Velux skylight and set of French doors to the rear. The kitchen is fitted with a range of base and eyelevel units with complementary black granite work surfaces with an internal pullout carousel corner storage unit. The kitchen has space for a range oven and a large American style fridge and freezer. There are several integrated appliances which include, a dishwasher, washing machine, tumble dryer, freezer, and a wine cooler. Located on the first floor there are four double bedrooms and family bathroom, which is fitted with a modern and stylish three-piece white suite with P shaped bath, curved shower screen and mains, shower fittings and tasteful tiled splashback.



- Extended Six bedroom Semi detached
- Stunning Open aspect Views To Golf Club
- Large open Plan Kitchen Diner
- CCTV 4k camera system
- Modern bathroom and Ensuite
- Lawned Garden with Artificial lawned play area
- Planning for further extension (expired)
- Off Road parking
- Great Location

The principal bedroom located to the rear of the property has been fitted with a range of matching bedroom storage units and wardrobes with sliding mirror fronted doors. This bedroom has an additional large storage cupboard with hanging rails providing and a spacious ensuite shower room with large walk-in shower area, his and hers wash-basins and underfloor electric heating. A further staircase leads to the second floor, which consists of a landing area, further shower room with modern fitted suite and two additional double bedrooms with stunning views over the rear garden and across towards the golf course and beyond. Externally, the rear garden is enclosed, private with an open and leafy aspect towards the golf course. The garden is laid to lawn with a small artificial grass play area, spacious and raised patio and two storage sheds. To the front of the property there is a driveway which provides off-road parking for several vehicles and side gate leading to the rear. Additionally the property has had a historic planning application for a further single story side extension approved (application expired) and is fitted with a HIK CCTV 4K security camera system.

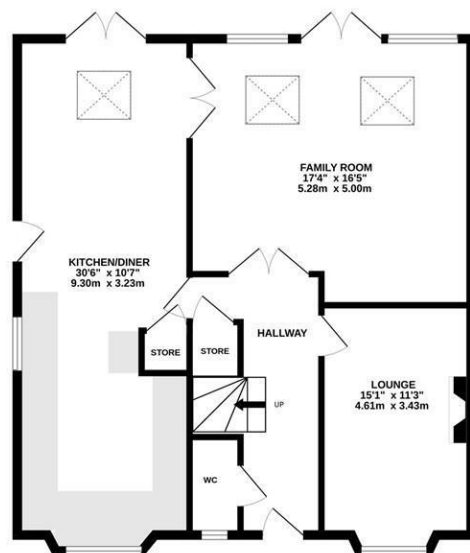


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

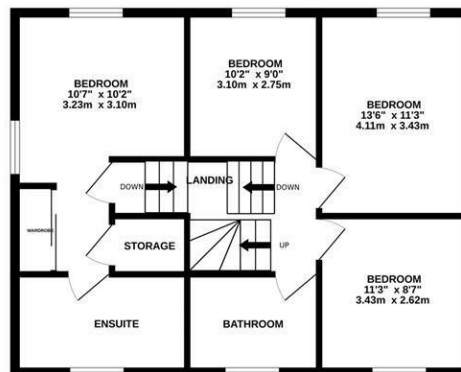
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



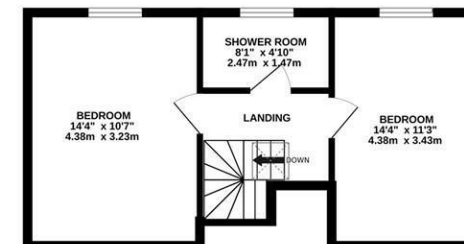
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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