



jordan fishwick

April Cottage Holly Lane, SK9 4JL
Offers In Excess Of £1,250,000



Holly Lane Styal SK9 4JL

Offers In Excess Of £1,250,000



April Cottage is a five double bedroom stunning contemporary detached property situated within the highly sought after semi rural village of Styal. The property is within close proximity of the highly regarded Wilmslow and Alderley Edge villages and with Manchester Airport on the A34 bypass being nearby the location is perfect for commuters as well as those requiring international travel. April Cottage is set behind a secure gated entrance and occupies a generous plot with spacious private driveway for several vehicles and a detached double garage offering extra storage and secure parking. Internally this beautiful property has been furnished to the highest of standards and in brief consists of a welcoming and spacious internal hallway with central staircase with glazed balustrade. The ground floor is tiled throughout and benefits from underfloor heating. The ground floor accommodation consists of a spacious open plan 'L' shaped living, dining and kitchen area, downstairs WC and separate reception room. The kitchen is beautifully appointed with a stunning and quality fitted kitchen with large central island unit and several quality integrated appliances. There are two separate bi-folding doors which lead to the rear low maintenance garden. Ample space for a formal dining table and chair set and a highly modern living room with feature media wall. There is a separate utility room with space for appliances and a boiler room. The galleried landing on the first floor provides access to the five double bedrooms and the family bathroom. The family bathroom is luxurious with a highly modern and stunning four piece bathroom suite with rose gold accessories. There are two further ensuite shower rooms both fitted with beautiful bathroom suites. Externally there is an attractive and low maintenance front garden which is laid with artificial lawn, two separate EV charging points for electric vehicles and a rear enclosed and highly private low maintenance garden which is paved.



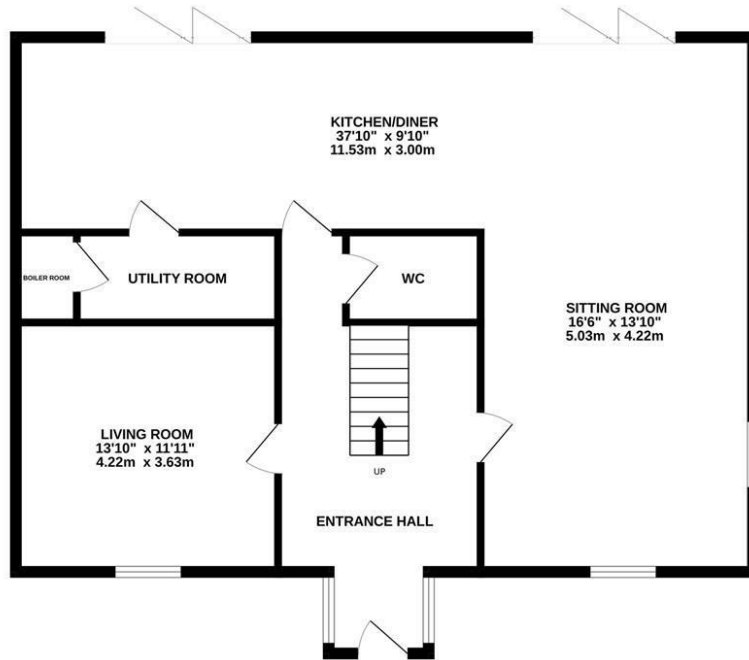
- Modern Detached Property
- Five bedrooms
- Two ensuites
- Stunning family bathroom
- Generous plot
- Double garage
- 2 x Ev charging points
- Off road parking



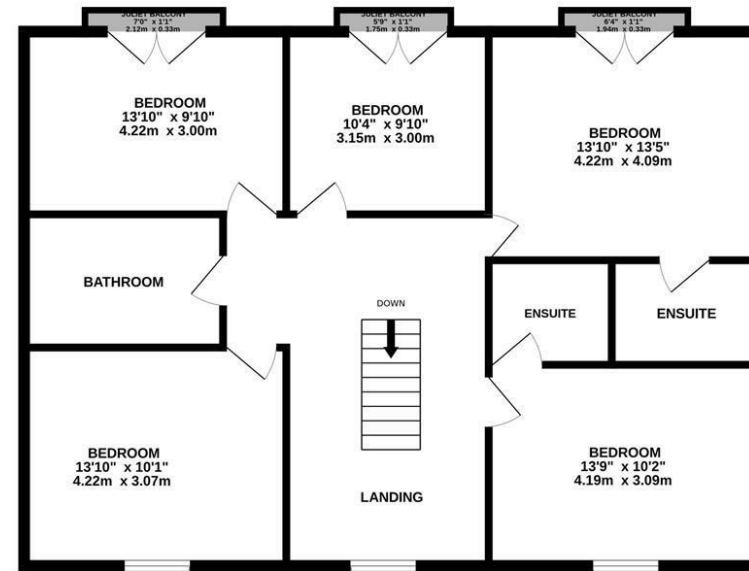
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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