



*jordan fishwick*

10 Queensbury Close, Regents Park, SK9  
Guide Price £719,950



## Queensbury Close Wilmslow SK9 2GW

Guide Price £719,950



An attractive detached family residence set in a pleasant cul-de-sac on the ever sought after Regents Park development with local shops and within easy reach of the A34 bypass providing access to Handforth Dean, Cheadle Royal, Wilmslow town centre and surrounding areas. There is also discreet pedestrian access to Wilmslow town centre and train station. Originally a four bedroom property, the present owners have opened the third bedroom to the fourth bedrooms to create a larger bedroom with dressing room. (This could easily be reverted back to its original form should the new buyer wish to do so). This spacious and well designed property comprises in brief: Reception Hallway, elegant living room with feature fireplace leading through to a dining area. There is a family area open to the stylish kitchen and also providing access to the conservatory overlooking the rear garden. Off the Kitchen is a useful utility room and downstairs W.C with further access to the converted part of the garage. The front part of the garage is still accessed from the its front door. The lawned gardens sweep around from the side aspect to the rear with mature conifer hedging providing a high degree of privacy.



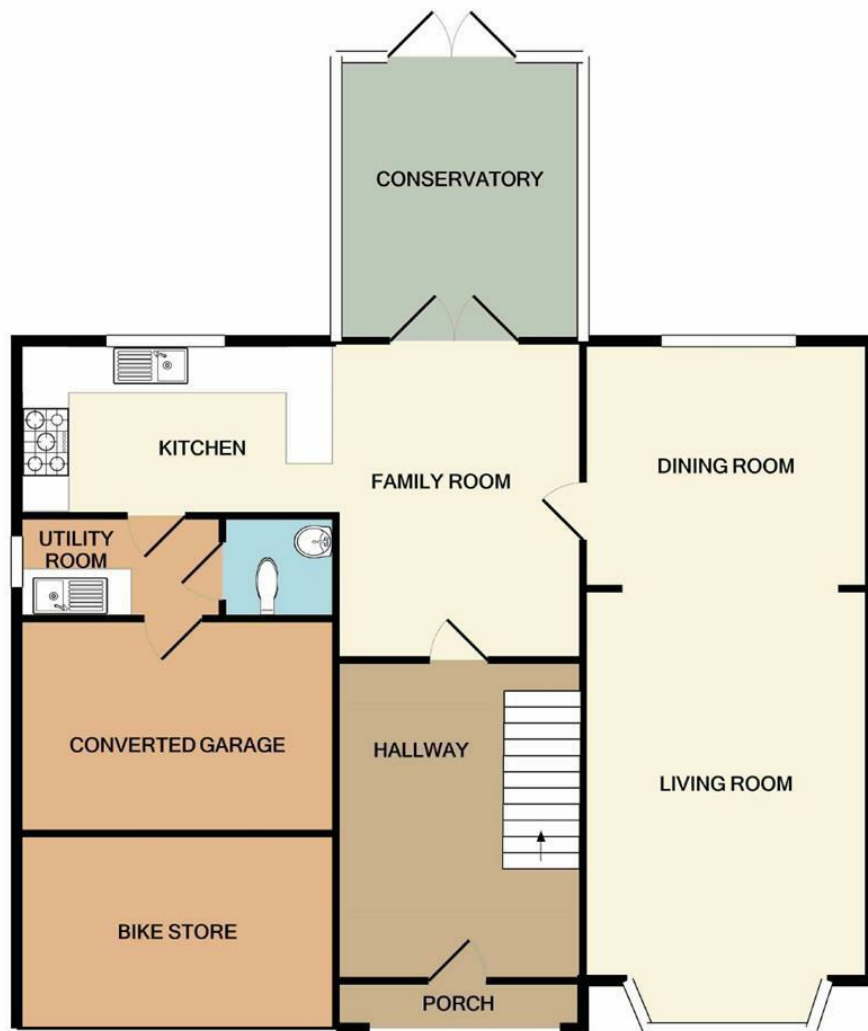


- Attractive Detached Property
- Large living room
- Kitchen diner
- Ensuite
- Convenient location
- Off road parking
- Integral garage
- Cul de sac position

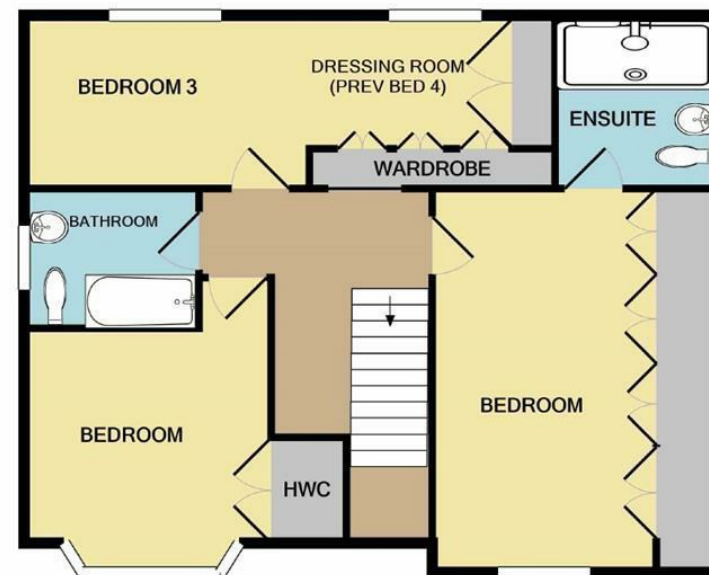


| Energy Efficiency Rating                    |         |                                                                                                                |
|---------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------|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





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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