



*jordan fishwick*

32A The Circuit, SK9 6DB  
Guide Price £824,950

# The Circuit Wilmslow SK9 6DB

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A beautiful and contemporary five bedroom detached property situated within an extremely popular cul de sac location within South Wilmslow. The ground floor accommodation comprises in brief: welcoming entrance hallway with attractive tiled flooring with underfloor heating, a separate living room with modern wall mounted fireplace, downstairs wc, understairs cloaks cupboard which also houses the gas central heating boiler, a great sized L shaped open plan family room/kitchen dining area with two separate French style doors to the rear garden and there is also a separate utility room. The first floor accommodation comprises in brief: stairs/landing, master bedroom with Juliet balcony overlooking the rear garden, bedroom two has its own modern ensuite shower room. There is a further bedroom /study and a stylish modern bathroom. The second floor accommodation comprises two further bedrooms and a modern shower room. Outside the property has a driveway to the front providing off road parking and to the rear there is a good size rear garden being approx 90ft in length and having a stone flagged patio area.

### Entrance Hallway

Entrance door providing access to the internal entrance hallway. Access to the ground floor accommodation. Ceramic tiled flooring with underfloor heating throughout the ground floor. Recessed ceiling lighting. UPVC double glazed window to the side aspect. Staircase with spindled balustrade leading to the first floor accommodation. Understairs cloaks/storage cupboard with ample storage and also housing the gas boiler.

### Downstairs WC

Fitted with a stylish and modern two-piece white suite comprising a low level WC and wall mounted wash hand basin with underneath storage cupboard. Ceramic tiled flooring. Tiled splashback to dado level. UPVC double glazed window to the side aspect.

### Living Room

16'7 x 12'2

This well proportioned reception room has a UPVC double glazed bay window to the front aspect, engineered oak flooring with underfloor heating. Feature fireplace. TV point.

### Kitchen Diner & Family Room

30' x 19'8

This very spacious light, airy and sociable space is located to the rear of the property and is 'L' shaped and comprises a kitchen area, dining area and additional sitting area. The kitchen is fitted with a modern range of matching wall, base and drawer units with complementary Corian work surfaces with under unit display lighting. Internally within the base units there are a number of space saving carousel units. Incorporated within the Corian work surface there is a one a half sink bowl and drainer unit. The kitchen is fitted with a number of integrated appliances which include a fridge and separate freezer, oven and separate microwave oven, dishwasher, five ring gas hob and stainless steel extractor hood with stainless steel splashback. There is a breakfast bar area for convenience. Within the dining area there is ample space for a large dining room table and chair set with UPVC double glazed patio doors leading to the rear garden. Within the family area there is space for a sofa and living room furniture with a large sloping glazed ceiling providing a substantial amount of natural light. There is an additional set of UPVC double glazed French doors leading to the garden. Ceramic tiled floor with underfloor heating. Access to the utility room.

### Utility Room

7' x 6'

Fitted with a matching range of wall and base units with complementary work surfaces with tiled splashback. Stainless steel sink bowl and drainer. Space for a washing machine and space for a tumble dryer. UPVC double glazed door providing access to the outside and side aspect.

### First Floor Landing

Access to the first floor accommodation. Further staircase with spindled balustrade leading to the second floor accommodation. UPVC double glazed window to the front aspect. UPVC double glazed window to the side aspect. Airing cupboard housing the pressurised hot water cylinder.

### Bedroom One

12'1 x 10'6

A large double bedroom with UPVC double glazed French patio doors leading to a Juliet balcony providing views to the rear garden. UPVC double glazed window to the side aspect. Wall light points. Wall mounted radiator.

### Bedroom Two

16' x 12'1

A further well proportioned double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Wall light points. Access to an ensuite shower room.

### En Suite

Fitted with a modern three-piece white suite which consists of a low level WC, wash hand basin with a vanity bathroom storage unit. Corner shower enclosure with glazed shower screen and mains shower fittings. Wall mounted heated towel rail. Bathroom mirror with display light. UPVC double glazed window to the side aspect.

### Bedroom Three

10'x 7'5

uPVC double glazed window to the rear aspect.

### Family Bathroom

Modern and stylish family bathroom with the benefit of a large walk-in shower area and a separate bath, low level wc and wash hand basin. uPVC double glazed window to the side aspect.

### Second Floor Landing

Access to the second floor accommodation. Skylight providing natural light. UPVC double glazed window to the side aspect.

### Shower Room

Modern shower room with low level wc, wash hand basin and shower.

### Bedroom Four

15'2 7'5

A well proportioned double bedroom with two separate skylights providing natural light. Wall mounted radiator.

### Bedroom Five

11'8 x 12'1

A further double bedroom with two skylights to the front aspect providing natural light. Mirror fronted sliding doors providing access to the bedroom storage.


### OUTSIDE

To the rear of the property the garden is enclosed and is generous in size being approximately 90ft in length, with a patio and mature borders. To the front of the property there is a driveway providing off road parking for a number of vehicles.



- Deceptively Spacious
- Detached Residence
- Five Bedrooms
- Cul de sac position
- South Wilmslow location
- Two bathrooms
- Rear garden of approx 90ft
- Off road parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	86
(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 2002/91/EC 	





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