

1 Bletchley Park Way  
Wilmslow



Andrew J Nowell  
& Company



## 1 Bletchley Park Way, Bollin Park, Wilmslow, SK9 2EH

An attractive detached family house located on the popular Bollin Park development with high quality fittings throughout.

- Five Bedrooms
- Well stocked Garden
- Four Bathrooms
- Furniture Included

1 Bletchley Park Way is the former show home on the much sought after Bollin Park Development and will include all the furniture and fittings.

On the ground floor is the entrance hall with storage, cloakroom/WC, study, living room with feature inglenook fireplace and bi-folding doors opening onto the garden, large open plan kitchen/dining room with contemporary fully fitted kitchen with integrated NEFF appliances, open to a sun room. There is also a utility room off the kitchen.

To the first floor is the principal bedroom suite with large walk in dressing room and en-suite bathroom. There are four further double bedrooms and on the first and second floor and three bathrooms (two en-suite) all the bathrooms have Villeroy & Boch sanitary ware and bespoke tiling.







Externally, to the front there is a well-stocked mature garden with a block paved driveway providing parking for several vehicles and leads to a detached double garage.

Fully enclosed rear established garden with Indian flagstone patio, lawn and raised planters.

The property comes fully furnished and is offered for sale with no onward chain.

Situated in a semi-rural location on the outskirts of Wilmslow Town Centre. The centre offers a good range of shopping, supermarkets, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and wonderful walks including The Carr's, The Bollin Valley and The Edge, a beauty spot of historical importance. The motorway network system is within easy access as is Manchester International Airport local and commuter rail links to Manchester and London.

### Property Information

What 3 Words - [cotton.indulgent.divisible](https://www.what3words.com/cotton.indulgent.divisible)

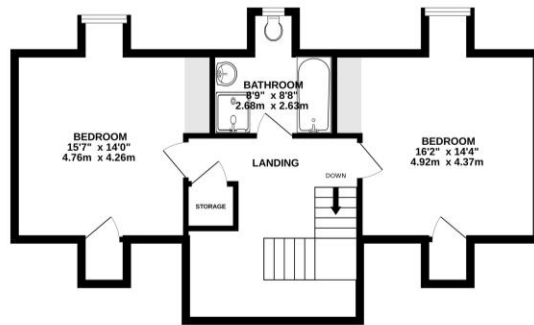
Council Tax - TBC

EPC Rating - TBC

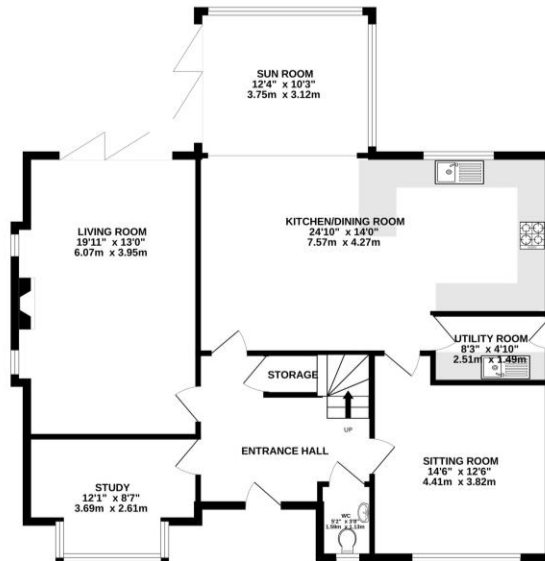
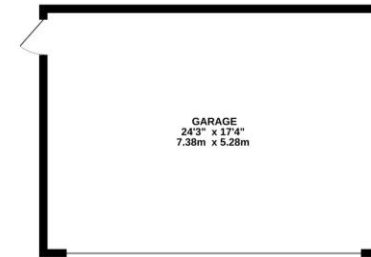
Tenure - TBC



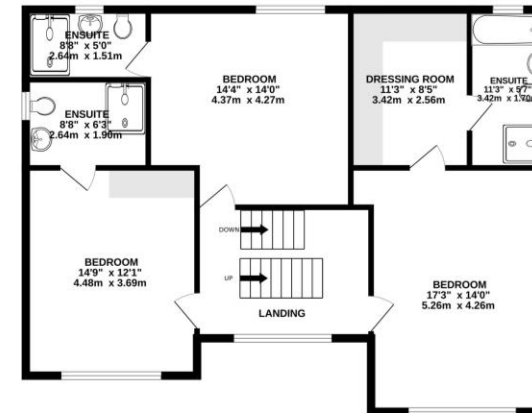
2ND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



GARAGE  
419 sq.ft. (39.0 sq.m.) approx.



GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR  
957 sq.ft. (88.9 sq.m.) approx.

TOTAL FLOOR AREA : 3122 sq.ft. (290.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

Made with Metropix ©2024

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk)

T 01625 585905

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

**Andrew J Nowell**  
& Company

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.