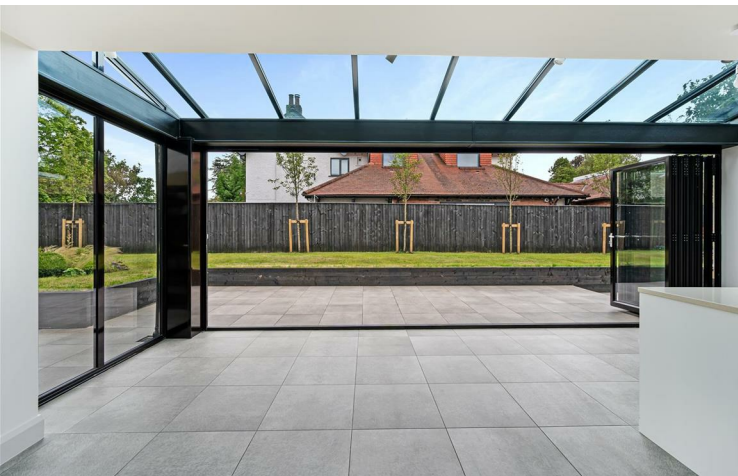




1a Styal Road
Wilmslow, Cheshire, SK9 4AE

Offers Over £1,195,000

- Modern Detached, over 3000sq ft
- Open Plan Kitchen/ dining room
- Master suite with walk in wardrobe, en-suite
- Two further double bedrooms
- Two further bathrooms
- Walking distance to Wilmslow Town Center and train station
- Lounge with bi-folding doors open pint to garden
- Two further en-suite double bedrooms
- Bedroom 6/ office
- Gated parking leading to garage



ENTRANCE HALL 6.35 x 2.62 (20'10" x 8'7")

The house is entered through a solid oak door with windows to the side to create a light hallway and grey tiled flooring. Alarm system key pad on entrance, under floor heating and spotlights to the ceiling. Cupboard containing hot water tank and under stair space, cupboard with floor to ceiling shelving and hanging space.

CLOAKROOM 2.01 x 1.17 (6'7" x 3'10")

Solid oak door, coat hooks to wall, underfloor heating leading to:

WC 2.01 x 1.17 (6'7" x 3'10")

Solid oak door. twopiece suite in white comprising low level toilet and wash hand basin with cupboard. Underfloor heating, partially tiled walls and tiled floor. Spotlights to ceiling.

LOUNGE 4.57 x 4.22 (15'0" x 13'10")

Carpeted in grey, bay window, double doors leading to side patio, contemporary wood burning stove, TV aerial points, underfloor heating and spotlights to ceiling.

FAMILY ROOM 5.89 x 5.61 (19'4" x 18'5")

Tiled in grey as per hallway, bifold doors leading to rear patio, double solid oak doors leading through to kitchen / diner, contemporary fire built into the wall, large bay window overlooking side aspect, TV aerial points, under floor heating and spotlights to ceiling.

KITCHEN/DINER 7.01 x 4.9 (23'0" x 16'1")

Tiled in grey as per hallway and family room, bi-fold doors leading to rear patio, fully glazed to the rear and partially glazed roof, contemporary kitchen

units with granite composite surfaces, 3 siemens ovens, induction hob, integral fridge and freezer, hot water tap, TV aerial points, under floor heating and spotlights to ceiling .

UTILITY ROOM 4.9 x 1.7 (16'1" x 5'7")

Tiled in grey as per kitchen, door leading to external side of property and door leading to garage, wall and floor units, sink, space for washing machine and dryer.

INTEGRAL GARAGE 5.26 x 3 (17'3" x 9'10")

Electrically operated door, concrete flooring, external door to side of property.

LANDING 6.32 x 3.94 (20'9" x 12'11")

Solid oak balustrade, Storage cupboard with shelving, spotlights to ceiling, wall lighting and

pendant light, radiator to wall, Velux windows to ceiling.

MASTER BEDROOM 5.28 x 5.28 (17'4" x 17'4")

Rear aspect, carpeted, triple glazing, TV aerial points, spotlights to ceiling, oak door through to:

DRESSING ROOM

fitted floor to ceiling wardrobes and shelving, spotlights to ceiling, carpeted

ENSUITE 2.9 x 2.64 (9'6" x 8'8")

Fully tiled floors and walls, contemporary suite comprising, wall hung toilet, double wall hung wash basins with drawers, shower area with glass screen, bath, mirror, towel rails wall mounted hair dryer, triple glazed, spotlights to ceiling.

BEDROOM 2 4.32 x 3.51 (14'2" x 11'6")

Triple glazed windows to front and side aspect, carpeted, fitted wardrobes, TV aerial points and spotlights to ceiling, oak door through to:

ENSUITE 2.01 x 1.7 (6'7" x 5'7")

Fully tiled wet room with wall hung toilet and basin, heated towel rail, mirror, shave point and spotlights to ceiling

BEDROOM 3 4.04 x 2.9 (13'3" x 9'6")

Triple glazed windows to rear aspect, carpeted, fitted wardrobes, spotlights to ceiling, oak door through to:

ENSUITE

Fully tiled wet room with wall hung toilet and basin, heated towel rail, mirror, shave point and spotlights

to ceiling

BEDROOM 4 3.05 x 2.39 (10'0" x 7'10")

Carpeted, TV aerial, telephone and broadband points, radiator to wall and spotlights to ceiling.

BATHROOM 3.05 x 2.39 (10'0" x 7'10")

Triple glazed windows, fully tiled, contemporary suite consisting of wall hung toilet and wash basin, hot tub style bath, shower cubicle, heated towel rail, mirror, spotlights to ceiling.

GUEST BEDROOM 5.31 x 3.05 (17'5" x 10'0")

Attic room with Velux windows, carpeted, radiator, spotlights to ceiling.

BATHROOM 2.64 x 1.68 (8'8" x 5'6")

Velux window, fully tiled, contemporary suite







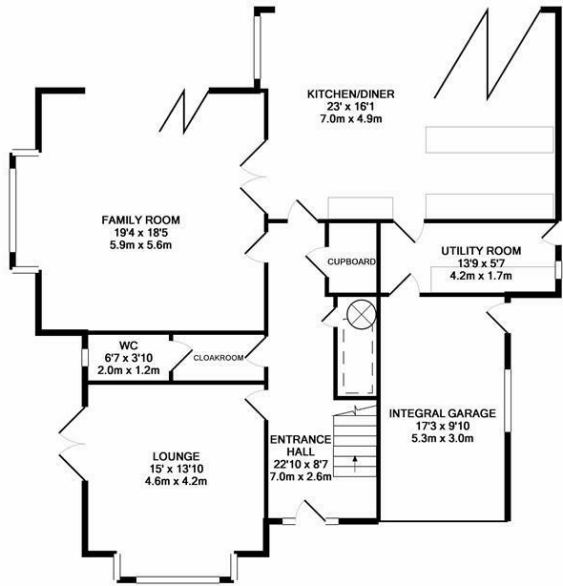
consisting of wall hung toilet and wash basin, shower cubicle, heated towel rail, mirror, spotlights to ceiling.

LOFT ROOM/OFFICE 5.31 x 4.32 (17'5" x 14'2")

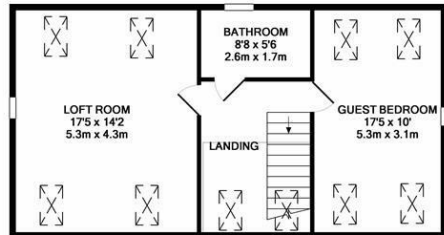
Attic room with Velux windows, carpeted, fitted high gloss office furniture and desk, TV aerial, telephone and broadband points, radiator, spotlights to ceiling.



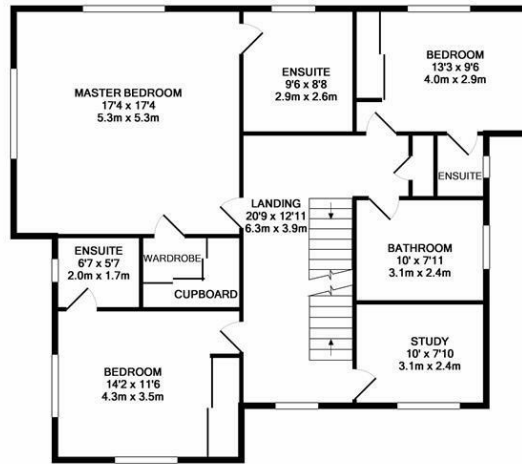




GROUND FLOOR
APPROX. FLOOR
AREA 1394 SQ.FT.
(129.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1138 SQ.FT.
(105.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 3046 SQ.FT. (283.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Council Tax Band:
Tax Band G

Tenure:
Freehold

Local Authority:
Cheshire East Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	82
(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	

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info@benzonbunch.co.uk

Website:

www.bensonbunch.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements