



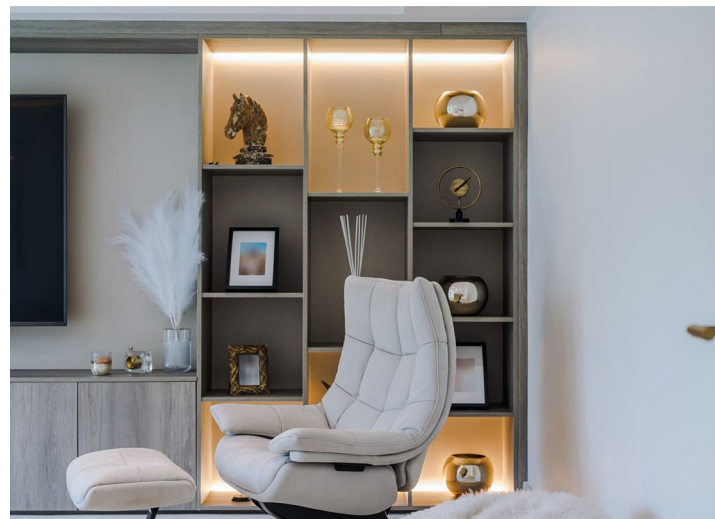
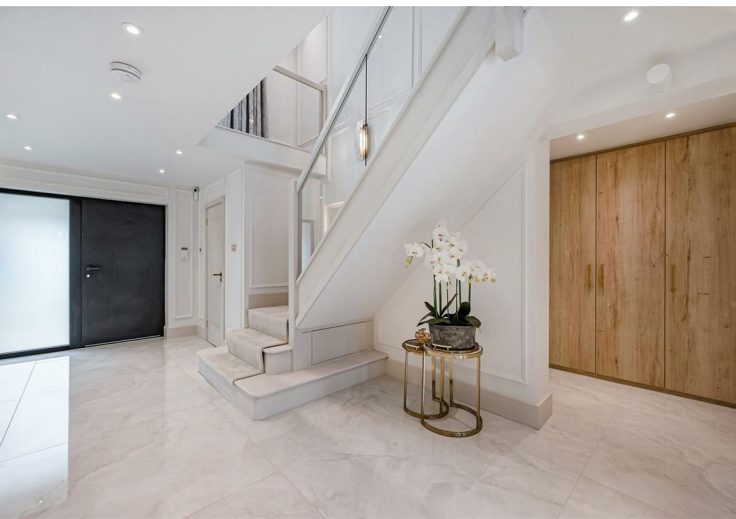
6 Corner Croft

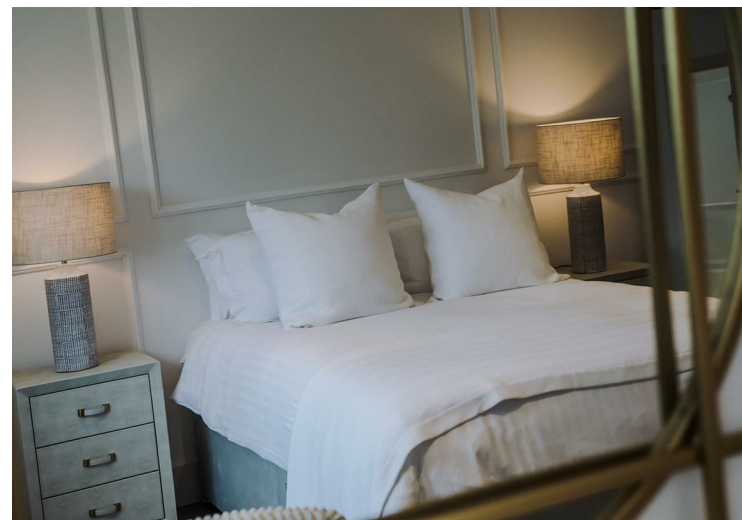
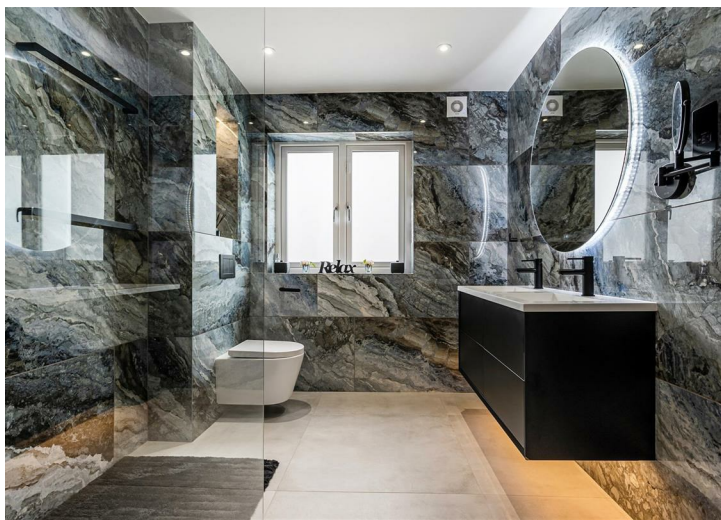
Wilmslow, Cheshire, SK9 1RG

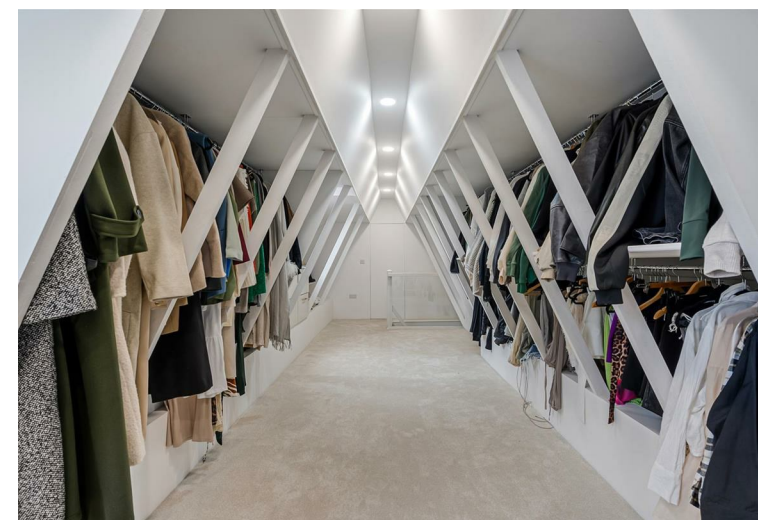


Asking Price £1,350,000

- Sought after Fulshaw Park location
- Newly refurbished, remodelled and extended
- Open plan living kitchen, dining, family room
- Master suite with stunning bathroom
- Southerly aspect rear garden, with patio and BBQ area
- Moments to Wilmslow town Center and train station
- High spec fittings throughout
- Fibre optic installed
- Three further double bedrooms, bathroom, loft room
- Large garage with EV charger, plus driveway area











GENERAL

This spacious home has been remodelled, extended and refurbished to a very high specification by the current owners. Creating a stunning, light and airy, living and entertaining space. The property is located in a sought after location within the 'leafy' Fulshaw Park area of Wilmslow, within walking distance of Wilmslow town centre shops, restaurants and train station. Easy access to the main road network.

Gas underfloor heating on ground floor (wet system). Solid wood doors with martex finish antique brass handles throughout.

ENTRANCE HALL

Matt black finished composition door with multipoint lock and matching double glazed obscured full height panel to side; recessed led spotlights and two wall light fittings; paneled walls; and white marble effect porcelain floor tiles; fitted outdoor clothes store; and doors off to front reception room, kitchen/family room, the integral garage, and a downstairs WC.

WC

Front aspect UPVC obscured glass casement window; recessed LED spotlights with proximity switch; walls part tiled in white marble effect porcelain; matching floor tiles; white ceramic low-level Grohe WC with concealed cistern and white finish wall mount pushbutton flush; matching oval shaped hand washbasin on gloss laminate two drawer plinth with polished brass finish mixer tap and matching soap dispenser; polished brass finish toilet brush holder and toilet roll fitting; wall mounted circular mirror with integral light.

RECEPTION ROOM ONE 3.72m x 3.44m (12'2" x 11'3")

Front aspect reception room currently used as a children's play room; UPVC double glazed bay window with fitted remotely controlled Louvolite roller blinds; ceiling coving; ceiling mounted recessed led spotlights; pale washed wood effect vinyl flooring; matt white laminate storage unit along one wall with a fixings for flatscreen television and housing an air conditioning unit with remote controls.

RECEPTION ROOM TWO 6.20m x 4.18m (20'4" x 13'8")

Double doors from hall and black powder coated double glazed sliding doors to rear garden fitted with Louvolite blinds; recessed led spotlights and perimeter mood lighting over ceiling edges; a

range of pale wood grain effect laminate storage units filling one wall with a fixings for flatscreen television and dimmable led lighting.

KITCHEN/ FAMILY ROOM 7.34m x 7.77m (24'0" x 25'5")

Black powder coated metal framed double glass doors from entrance hall lead to this triple aspect room with two side facing silver grey powder coated double glazed windows and matching three-part sliding door to rear and two part sliding to right-hand side, all with automatic Louvolite roller blinds over; the rear half has a vaulted roof with double glazed roof light; recessed led spotlights and heat alarm; two wall light fittings; white marble effect porcelain floor tiles; a Daikin air conditioning unit; a sliding door to utility room and double door to reception two.

The kitchen units are flush off-white laminate with concealed handles and multicoloured polished granite worktop which extends to the sides of the peninsular unit and to a splash back behind the hob backlit with honeycomb led lights; a black granite recessed rectangular sink with antique brass effect worktop mounted Swan neck mixer tap. The fitted Siemens appliances include two fridge freezers, two stainless steel and black glass finish fan ovens, a dishwasher, combination microwave oven, warming drawer; plus a four burner Bora induction hob with integral central extractor and a Neff wine cooler.

UTILITY ROOM

Accessed via sliding door from the kitchen area this side aspect room has a UPVC double glazed casement window; recessed led spotlights; white marble effect porcelain floor tiles; kitchen units are flush off-white laminate with concealed handles and multicoloured polished granite worktop with space for laundry appliances and a large black granite recessed rectangular 1810 sink with a black enamel finished mixer tap with extensible spray head and lever control.

STAIRS TO FIRST-FLOOR LANDING

A dogleg staircase with painted wood banister rails and balustrades with toughened glass panels leads to a large front aspect landing with UPVC double glazed window; recessed led spotlights and loft hatch; silver grey and antique brass effect feature light over staircase consisting of three concentric circles hung by wires and two wall light fittings; doors off to four double bedrooms, the family bathroom, and double doors to a further staircase into the loft space.

MASTER BEDROOM 5.71m max x 4.92m (18'8" max x 16'1")

Front aspect UPVC double glazed box bay window with fitted Louvolite roller blinds; recessed

spotlights with; two ceiling mounted vents for the ducted thermostatically controlled air conditioning; white enamel finished designer radiator; glass wall and door to the ensuite; a range of medium wood grain effect laminate storage and wardrobe units with gold finish pull handles including dressing table unit and two bedside chests with mirrors over; fixings for flatscreen television; and two hanging bedside lamps in clear acrylic.

ENSUITE BATHROOM

Accessed via toughened glass door with antique brass fittings from the master bedroom with rear aspect UPVC double glazed casement window; recessed led spotlights; walls and floor fully tiled in white marble effect porcelain; walk-in shower area with acrylic tray and gold finish fittings including fixed raindance showerhead and handheld shower with single toughened glass floor-to-ceiling wall; Lusso white stone freestanding bath with polished brass floorstanding tap and shower head; low-level "Smart Toilet" WC with concealed cistern and polished brass effect pushbutton flush featuring water jet cleaning, ventilation system, and air drier system; his and hers rectangular recessed stone resin washbasins on large white gloss laminate four drawer plinth with mirror over; one wall with recessed shelving; matt white finished flat panel designer radiator with two towel hanging rails; shaver socket.

BEDROOM TWO 5.02m max x 3.44m (16'5" max x 11'3")

Front aspect UPVC double glazed box bay with integral Louvolite blinds; recessed led spotlights; white powder coated designer radiator; panelled wall behind bed space; medium wood plank effect vinyl flooring; a range of cream paint finish panelled door fitted wardrobes and storage units in alcove opposite window with two double doors.

BEDROOM THREE 4.96m max x 3.49m (16'3" max x 11'5")

Rear aspect UPVC double glazed window fitted with Louvolite blind; recessed led spotlights; white powder coated designer radiator; medium wood plank effect vinyl flooring; a range of cream paint finish panelled door fitted wardrobes and storage units in alcove opposite window with two double doors.

BEDROOM FOUR 3.17m x 3.82m (10'4" x 12'6")

Rear aspect UPVC double glazed window fitted with Louvolite blind; recessed led spotlights; white powder coated designer radiator.

FAMILY BATHROOM

Rear aspect UPVC double glazed window; recessed led spotlights; VentAxia extractor; polished blue and grey heavily patterned stone effect wall tiles; cream stone effect floor tiles; walk-in wet room style shower with tiled base with central drain, floor-to-ceiling toughened glass panel, and black enamel finished mixer shower with handheld and raindance showerhead; low-level Lusso WC with concealed cistern and a black enamel flush; his and hers rectangular recessed stone resin washbasins on large black plinth and with black powder coated taps; a circular mirror over with integral light; black finished radiator with towel rail; shaver socket.

LOFT ROOM 3.46m x 9.67m (11'4" x 31'8")

Double doors lead to a dogleg staircase from the first floor landing to this converted loft room running the full length of the house with two double glazed Velux roof windows; recessed spotlights; eaves storage area with matching ceiling lights; mainly carpeted but space at one end with medium wood plank effect vinyl flooring and a range of white and cream painted wood storage units and integral dressing table and featuring a floor-to-ceiling mirror.

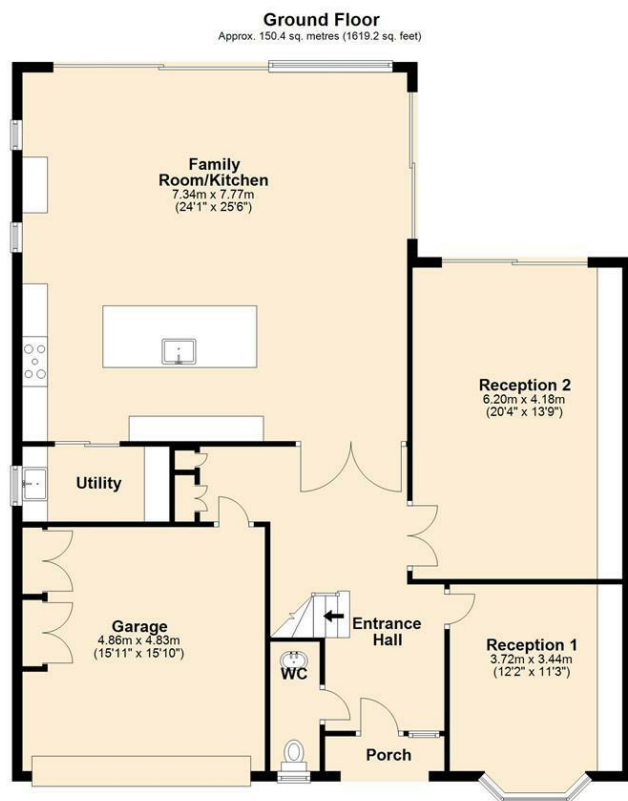
INTEGRAL GARAGE

Accessed via the entrance Hormann remotely operated roller shutter door; led spotlights; grey painted floor; fitted floor-to-ceiling storage unit with two flush mdf double doors; hot water cylinder and underfloor heating manifold.

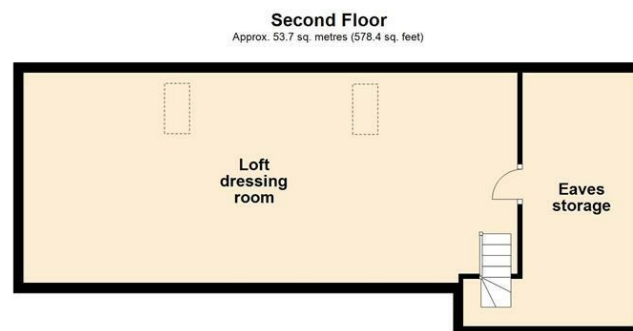
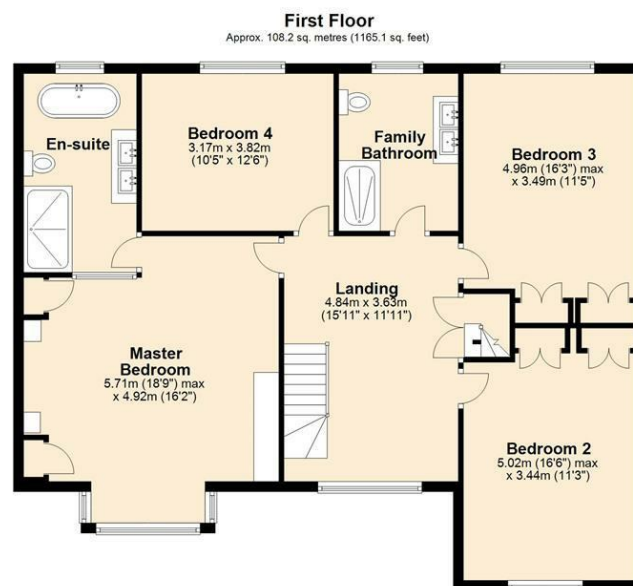
EXTERNALLY

To the front is an open plan lawn and garden with part compressed chip and loose chipping hardstanding with parking for several cars leading to the double garage and entrance storm porch with ceiling light and a lockable post box.
The rear area is secretly fenced all round with a paling fences. And is laid to mixture of pebble and Astroturf.





Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.
Plan produced using PlanUp.



Council Tax Band:
Tax Band G

Tenure:
Leasehold

Local Authority:
Cheshire East Council

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		
England & Wales		
	EU Directive 2002/91/EC	

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Hale Office:

190A Ashley Road
Hale
Cheshire
WA15 9SF
Tel: 0161 929 8546

Wilmslow Office:

Blackbox
Beech Lane
Wilmslow
Cheshire SK9 5ER
Tel: 01625 523605

Email:

hale@benzonbunch.co.uk
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