

ANY
PART EXCHANGE
WELCOME



Maplewood Road,
Wilmslow, SK9 2RY

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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As you approach this beautiful home, you are greeted by a spacious driveway and a meticulously maintained front garden. Stepping inside, the elegant hallway makes a striking first impression, providing access to a convenient cloakroom and a practical downstairs WC. This thoughtful layout ensures both style and functionality, setting the tone for the rest of the home. Heading into the living room, you'll find a tasteful formal living area featuring a charming inglenook, perfect for cosy evenings. The space is enhanced by sliding doors that open out to the garden, seamlessly blending indoor and outdoor living and filling the room with natural light. Now, step into the gorgeous dining room, an ideal space for formal dining and entertaining. This elegant room features sliding doors that open onto the garden, creating a delightful flow for indoor-outdoor gatherings. Additionally, a secret sliding door provides discreet access to the living kitchen, enhancing both convenience and the home's sophisticated charm.

The living kitchen is the heart of the home, illuminated by three large Velux windows that flood the space with natural light. Sliding doors provide direct access to the garden, creating a seamless connection between indoor and outdoor living. This versatile area offers ample space for lounging and can accommodate either a pool table or a dining table, depending on your preference. The kitchen itself has been finished to an exceptionally high standard, featuring high-end integrated appliances, including a Quooker tap. It also offers a variety of storage options, including a trendy butcher's cupboard, combining functionality with stylish design. Just off the kitchen is an excellent and fully equipped utility room with convenient access to the outside. This practical space includes a door leading to the double garage, which features an electric vehicular door, ensuring ease of use and additional security.

Heading upstairs, you'll find a spacious landing area, illuminated by a large window that fills the space with natural light, creating a bright and welcoming atmosphere and offering a lot of various storage solutions. The main bedroom is a stunning, spacious room featuring built-in wardrobes and a large window that floods the space with natural light. This serene retreat includes a beautiful ensuite bathroom with a luxurious four-piece suite, offering a sanctuary-like experience for ultimate relaxation. The other three double bedrooms each offer abundant storage solutions and are characterised by their bright and airy atmosphere. These rooms provide comfortable and inviting spaces for relaxation and rest. The main bathroom showcases a modern finish, featuring both a bath and a shower. This well-appointed space is ideal for accommodating both guests and family members alike, ensuring convenience and comfort for all.



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Heading outside, this home displays an impressive rear garden that includes a beautiful patio area and a spacious lawned area. Its south-west facing orientation ensures ample sunshine throughout the day, making it an ideal space for outdoor activities, relaxation, and entertaining. This home is ideally located in Wilmslow, within walking distance to shops, restaurants, and bars. It offers the convenience of easy access to local amenities, making it a desirable location for enjoying the vibrant community and lifestyle that Wilmslow has to offer.

The Current Owners Love:

- Parties in our home flow seamlessly from the kitchen to the dining and lounge areas, extending out into the garden. We have guests mingling around a barbecue in one corner, enjoying garden games on the lush lawn, and sipping cocktails at the cocktail bar. Inside, surround sound music fills the kitchen while a buffet is set up in the dining room, creating a vibrant and inviting atmosphere for entertaining friends and family.
- Weekday evenings in the kitchen living area are cherished family times, where everyone comes together while enjoying their own activities. We are cooking dinner together, with some family members watching TV and others engaged in a friendly game of pool. It's a harmonious blend of togetherness and individual pursuits, creating warm and memorable moments in the heart of our home.
- The location offers a serene setting with leisurely 25-minute walks through leafy surroundings into Wilmslow, perfect for enjoying evening entertainment. A 15-minute stroll leads to the picturesque River Bollin, while a longer walk takes you across to Mottram and the Bulls Head, providing scenic routes for outdoor exploration and relaxation.

We Have Noticed:

- This home has four excellent double bedrooms, providing so much space for both family members and guests. The main bedroom stands out with its spaciousness and features a stunning four-piece ensuite bathroom. .
- The exterior of the home is truly magnificent, featuring a handsome design complemented by a large corner plot. The south-west facing garden is expansive and ideal for various activities, while a beautiful patio area provides a perfect setting for outdoor entertaining.
- The kitchen of this home is truly magnificent, offering a perfect blend of functionality and style. It serves as an excellent space for both entertaining and cooking, with a seamless flow that connects it harmoniously to the rest of the house. Whether preparing meals for guests or enjoying family time, the kitchen's design ensures convenience and elegance, making it the heart of the home.





Key Features:

- ANY PART EXCHANGE WELCOME
- Large South-West Facing Garden with Lawned and Patio Area
- Ideal Location Walking Distance into Wilmslow Village
- Modern Turn Key Home Ready To Move Into
- Four DOUBLE BEDROOM Detached Home
- Situated On A Quiet Sought After Road
- Driveway Parking for Multiple Vehicles Plus Double Garage
- Superb Extended Living-Dining Kitchen With Three Sky Lights

Tenure: Leasehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2420

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 14'0" x 10'11" (4.27m x 3.33m)

Cloakroom 8'10" x 5'5" (2.69m x 1.65m)

WC 5'5" x 2'10" (1.65m x 0.86m)

Living Room 23'0" x 18'0" (7.01m x 5.49m)

Dining Room 16'0" x 11'0" (4.88m x 3.35m)

Living Kitchen 30'0" x 21'5" (9.14m x 6.53m)

Utility Room 12'0" x 5'10" (3.66m x 1.78m)

Garage 17'3" x 17'0" (5.26m x 5.18m)

FIRST FLOOR

Landing 14'11" x 9'0" (4.55m x 2.74m)

Bedroom One 16'0" x 15'0" (4.88m x 4.57m)

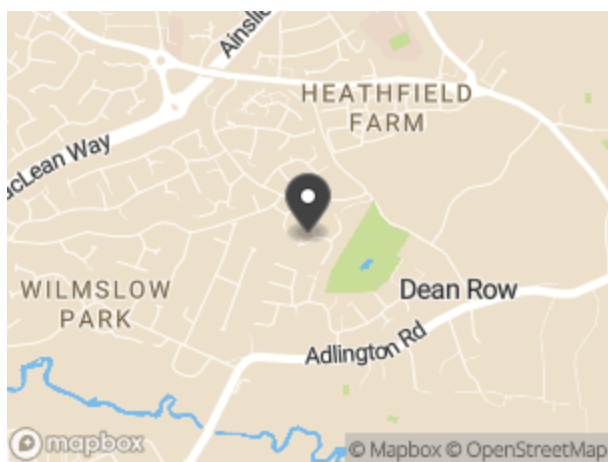
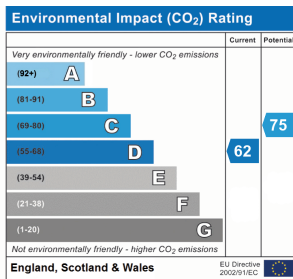
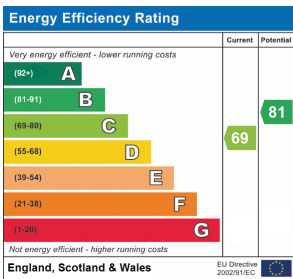
Ensuite 9'0" x 7'0" (2.74m x 2.13m)

Bedroom Two 15'0" x 13'5" (4.57m x 4.09m)

Bedroom Three 11'0" x 9'0" (3.35m x 2.74m)

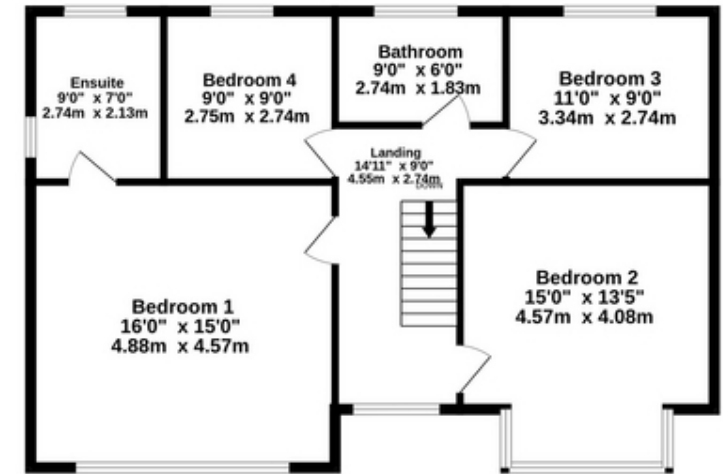
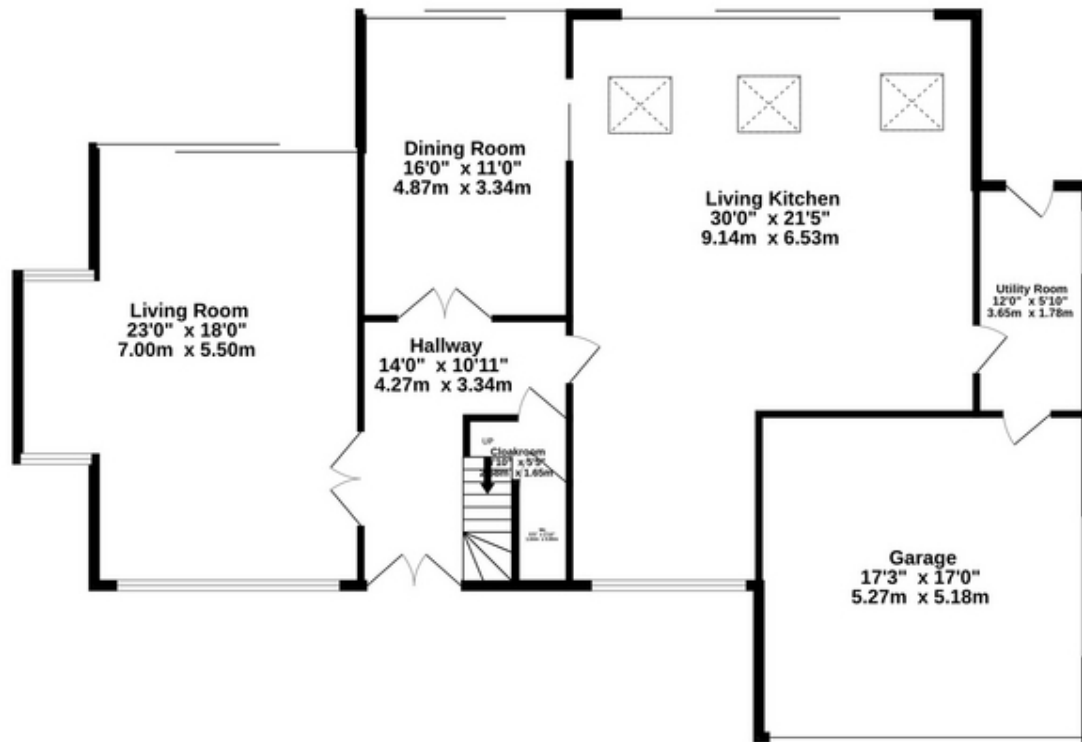
Bedroom Four 9'0" x 9'0" (2.74m x 2.74m)

Bathroom 9'0" x 6'0" (2.74m x 1.83m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 2420 sq.ft. (224.8 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.
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