

ANY
PART EXCHANGE
WELCOME



Nimrod Grove
Woodford, SK7 1SF

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Nimrod Grove, Woodford, SK7 1SF

Stunning Chain-Free Detached Family Home in a Private, Non-Overlooked Setting on a Quiet Redrow Estate

This rare and immaculate 4-bedroom, 3-bathroom detached home is a true gem, nestled within the highly sought-after Redrow Development in Woodford. Boasting a generous garden that backs onto serene woodland, the property offers both privacy and tranquillity. The almost-new build sits in a picturesque, semi-rural location, with convenient access to local amenities, leisure facilities, and dining options. Nearby, you'll find charming villages like Bramhall, Cheadle Hulme, Poynton, and Wilmslow, all within a short distance.

Woodford Primary School is located on the estate, with other highly regarded schools nearby, making this the perfect location for families. As you drive through the prestigious estate, the peace and quiet of Nimrod Grove, a secluded cul-de-sac, gives you a sense of exclusivity and calm.

The home features a spacious, two-car driveway in front of a convenient single garage, ideal for parking or additional storage. The front garden is meticulously landscaped with a neatly trimmed hedge, enhancing the property's private feel. Upon entering, you're greeted by a bright, airy hallway with a large cloakroom and a convenient downstairs toilet to your right. To the left is the opulent lounge, complete with luxury carpeting and a modern electric fireplace. A large bay window fills the room with natural light, while the high ceilings and generous proportions create a sense of grandeur. The stylish décor complements the space perfectly.

The heart of the home lies straight ahead – a contemporary, open-plan kitchen, dining, and family area. The kitchen is fully equipped with integrated appliances, including a large fridge and freezer, double Siemens ovens with grill, a 5-ring Siemens gas hob with extractor, two sinks, and a hot water tap. Granite worktops and a breakfast bar make the kitchen both functional and ideal for casual meals. The dining area is perfect for entertaining, with doors that open directly to the garden, while the family room (currently used as a playroom) also benefits from double doors to the rear. Off the playroom/lounge is a practical utility room with side access, ample storage, and direct entry to the garage.

Upstairs, a beautifully carpeted staircase leads to a spacious, wrap-around landing that opens to four large double bedrooms. The master suite is truly luxurious, with a large bay window, a dressing area with a walk-in wardrobe, and a stunning en-suite featuring his-and-hers sinks, a bath, and a shower. The second bedroom at the front of the house includes a bay window that's perfect for a home office, while the two remaining rear bedrooms, both overlooking the garden, are fitted with built-in wardrobes. One also enjoys its own en-suite bathroom. The modern family bathroom completes the first floor, offering both a bath and a separate shower.







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The rear garden is a private oasis, combining a lawn, patio, and a beautifully designed pergola with decking, ideal for outdoor seating and entertaining. Surrounded by woodland, the garden offers a peaceful and secluded retreat. With its turnkey condition and high-quality finishes throughout, this home is an exceptional find – offering both modern luxury and the charm of a quiet, family-friendly community.

The Current Owners Love:

- It's a very beautiful and peaceful, friendly estate. People are highly educated with great schools and neighbours. 10 Mins to Ladybarn and Stockport Grammar private schools. There is also an outstanding primary school within the estate.
- The garden is private and an extremely good size. A happy estate, private with not many cars on the street. Marks & Spencers, Tesco, Waitrose supermarkets are close by.
- Great location and transportation; close to Marks & Spencer's, Tesco and Waitrose supermarkets. Also very close to Wilmslow and Poynton train stations. 3 mins to Bramhall, 5 mins to Poynton and 7 mins to Wilmslow.

We Have Noticed:

- Highly Sought-After Location, close to excellent local schools (including Woodford Primary) and nearby villages like Bramhall, Cheadle Hulme, Poynton, and Wilmslow.
- The rear of the house offers exceptional privacy, is completely secure, quiet, and not overlooked, providing a tranquil and secluded setting.
- The home is packed with desirable features that truly tick all the boxes, including a downstairs toilet, cloakroom, utility room, walk-in wardrobe, two en-suites, and generously spacious rooms throughout. It's a property that leaves nothing to be desired.





Key Features:

- Any Part Exchange Welcome
- Chain-Free Detached Home situated in a peaceful, non-over looked family friendly prestigious estate
- Like- New immaculate 4 bedroom, 3 bathroom grand family home
- A rare and private large plot
- Spacious Open-Plan Living with a modern kitchen, dining area, and family room/playroom, all with direct access to the rear garden
- A luxurious master suite with a walk-in wardrobe and en-suite bathroom.
- Turn key Condition with modern, high-quality finishes throughout.

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2297

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

Ground Floor

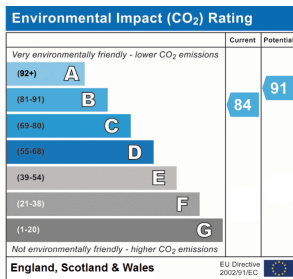
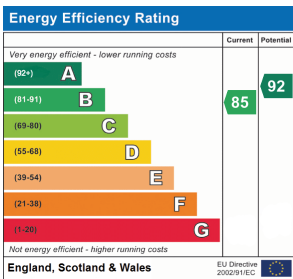
- Hall 8'1" x 16'1" (2.46m x 4.9m)
- WC 5'6" x 4'1" (1.68m x 1.24m)
- Utility Room 11'9" x 5'3" (3.58m x 1.6m)
- Living Room 13'0" x 18'2" (3.96m x 5.54m)
- Dining Room 11'5" x 13'2" (3.48m x 4.01m)
- Kitchen 15'10" x 13'7" (4.83m x 4.14m)
- Family Room 11'9" x 11'4" (3.58m x 3.45m)
- Garage 17'6" x 16'5" (5.33m x 5m)

First Floor

- Landing 12'6" x 15'2" (3.81m x 4.62m)
- Bedroom 1 14'9" x 14'1" (4.5m x 4.29m)
- Ensuite 7'10" x 7'0" (2.39m x 2.13m)
- Dressing Room 6'7" x 7'0" (2.01m x 2.13m)
- Bedroom 2 11'6" x 13'0" (3.51m x 3.96m)
- Ensuite 2 6'4" x 8'7" (1.93m x 2.62m)
- Bedroom 3 11'6" x 15'2" (3.51m x 4.62m)
- Bedroom 4 14'9" x 9'10" (4.5m x 3m)
- Bathroom 10'4" x 6'7" (3.15m x 2.01m)

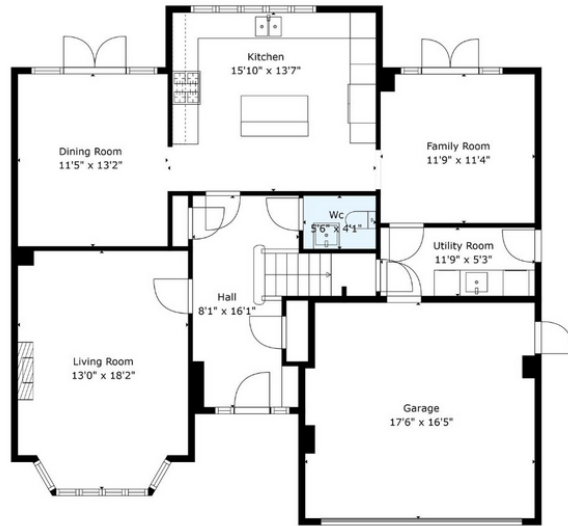
Floor 2

- Attic 30'3" x 22'1" (9.22m x 6.73m)

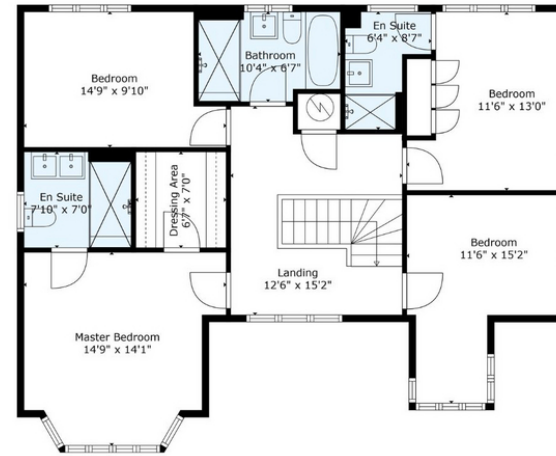




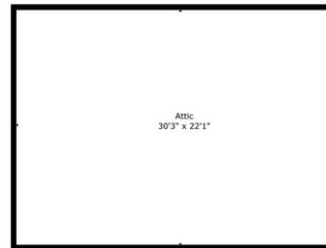
DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY.. HASSLE FREE.



TOTAL: 2011 sq. ft.
 FLOOR 1: 994 sq. ft., FLOOR 2: 1017 sq. ft., FLOOR 3: 0 sq. ft.
 EXCLUDED AREAS: GARAGE: 294 sq. ft., LOW CEILING: 291 sq. ft., ATTIC: 377 sq. ft.
 Accurate To 97%



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