









1 Primrose Way

Wilmslow

A spacious four-bedroom family home in a sought-after location, featuring a large kitchen/dining room, landscaped garden, detached garage, and excellent privacy at the front and rear.

Council Tax band: F

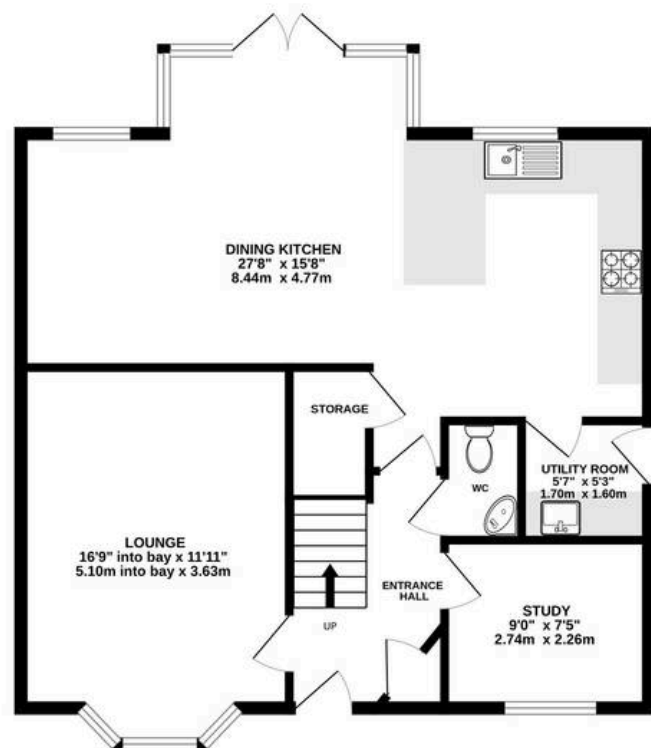
Tenure: Freehold

EPC Energy Efficiency Rating: B

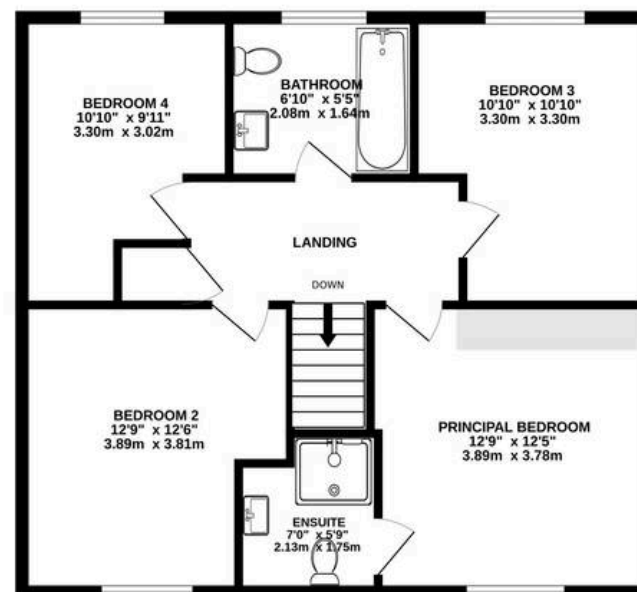
- Impressive four-bedroom detached family home with well-proportioned accommodation arranged over two floors
- Highly sought-after first phase of the popular Primrose Way development, beautifully crafted and occupying an enviable position
- Excellent location at the start of the development, with a pleasing sense of space and openness to the front of the property
- Generous 27'8" kitchen/dining room providing an excellent family and entertaining space, with direct access onto the landscaped rear garden
- Well-appointed ground floor accommodation including a separate living room, dedicated study/home office, utility room, WC and useful storage
- study/home office, utility room, WC and useful storage Four well-proportioned bedrooms to the first floor, including two particularly generous double bedrooms, complemented by two modern bathrooms
- Beautifully landscaped rear garden offering a good degree of privacy and providing an attractive outdoor space for family life and entertaining
- Large detached garage measuring approximately 20'10" x 10'4", providing excellent additional storage together with generous parking provision



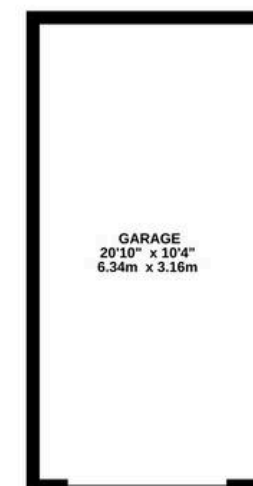
GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 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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