



**GASCOIGNE
HALMAN**

11 CHESTNUT CLOSE, WILMSLOW SK9 2NT

THE AREAS LEADING ESTATE AGENT



11 CHESTNUT CLOSE, WILMSLOW SK9 2NT

Offers Over £565,000

A simply stunning individually designed property, boasting stylish and spacious accommodation measuring 1886 Sq Ft with high quality fittings and immaculate presentation complemented by a private West facing garden.

- Unique Individually Designed Property
- Stylish And Spacious Accommodation Measuring An Impressive 1886 Sq Ft
- Bespoke Hand Painted Shaker Style Kitchen With Premium Neff And Bosch Appliances
- Stunning Open-Plan Living-Dining Room With Karndean Herringbone Flooring
- Four Good-Size Bedrooms
- Three Luxury Bathrooms
- Main Bedroom With Fitted Wardrobes And Bespoke En-Suite
- Guest Bedroom With En-Suite Shower Room





This superb property offers an endless display of stylish features and contemporary themed accommodation making it a truly unique property perfect for those looking for something special with space to impress.

Internally the property offers an impressive 1886 Sq Ft and comprises a large and welcoming entrance hallway with Kardean herringbone flooring which runs throughout the ground floor leading to the vast open-plan kitchen-living- dining area which is beautifully designed and perfect for entertaining. The bespoke Shaker style kitchen comes with Silestone work surfaces, a range of premium Bosch and Neff appliances and Fohen hot water tap as well as two separate islands with wine cooler and breakfast bar.

The kitchen flows directly into the dining and living area area which offers pleasant garden views through the modern slider doors leading to the rear, whilst a Charnwood log burning stove provides appealing character and focal point. In addition to the ground floor there is a separate fitted utility room, downstairs wc and useful fitted storage.

To the first floor there are four good-size bedrooms and three modern bathrooms. The main bedroom is particularly impressive with a range of fitted wardrobes and a spacious en-suite shower room with dual basins and tastefully tiled walls. Bedroom three also enjoys its own private en-suite shower room whilst a luxury family bathroom with dual basins and separate bath serves the remaining two bedrooms.

Externally, to the front there is a large gravel driveway providing ample off-road parking with gated side access to the rear. A well-presented landscaped West facing garden is found to the rear with composite decking, attractive Pergola perfect for al fresco dining, lawned garden and modern fenced boundaries.

The property enjoys a high specification throughout as well as a convenient location close to local amenities, excellent transport links and Wilmslow train station.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsbury's. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 2NT

TENURE

Leasehold for 999 years from 29/09/1977 with a ground rent of £15 p.a. (subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

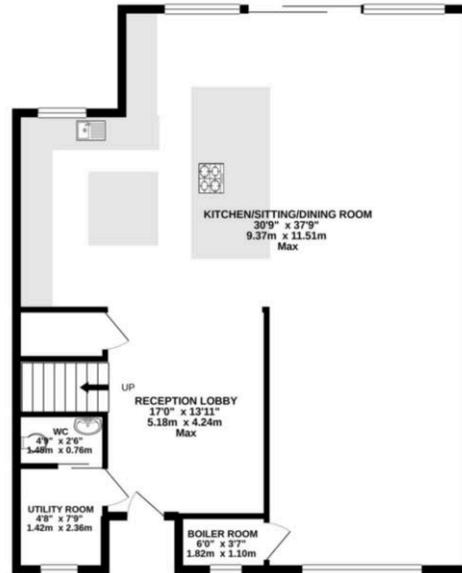
Cheshire East. Property Band: C

VIEWING

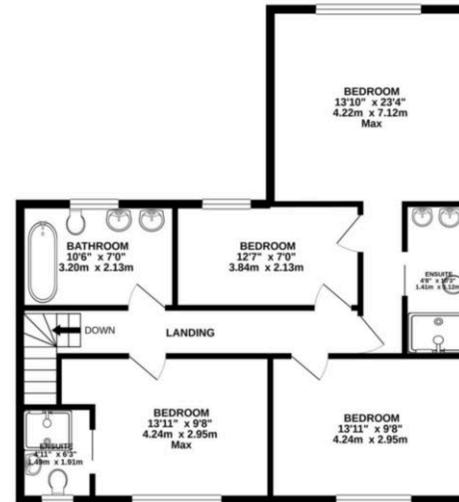
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 1886 sq.ft. (175.2 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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