

16 College Close, Wilmslow - SK9 5PY

Guide Price £1,150,000



16 College Close

Wilmslow

The property has undergone a comprehensive programme of refurbishment and extension, creating a superb family home with an emphasis on natural light, generous proportions and modern open-plan living.

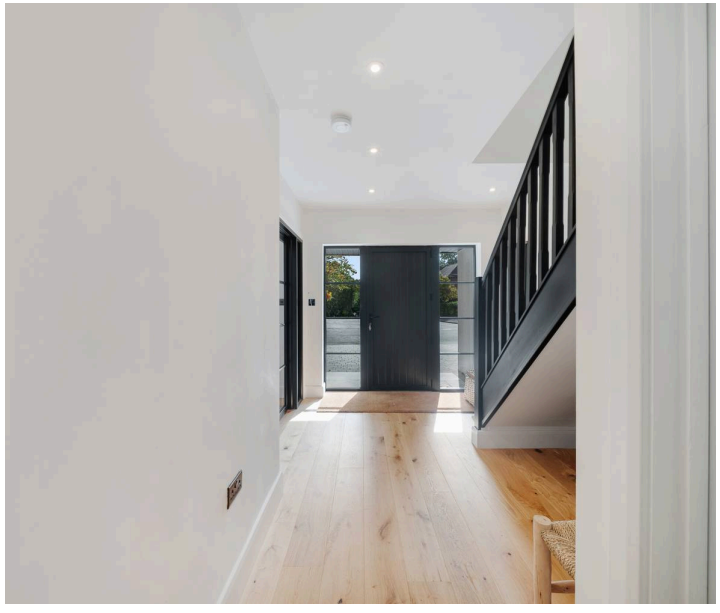
At the heart of the home is the stunning extended living, dining and kitchen area, providing an exceptional space for both everyday family life and entertaining. The beautifully fitted kitchen features sleek cabinetry, contrasting work surfaces, a substantial central island with breakfast bar seating and integrated appliances. Large rooflights flood the room with natural light, whilst bi-folding doors open directly onto the rear garden. There is ample space for both dining and seating, creating a wonderful sociable environment. A separate utility room provides additional practicality.

Complementing the open-plan accommodation is a beautifully presented separate living room, featuring an attractive bay window, contemporary flooring and stylish glazed internal doors. The ground floor also benefits from a versatile additional reception room, currently used as a children's playroom, together with a dedicated home office. A further bedroom with its own contemporary en-suite shower room provides excellent flexibility for guests or extended family. A downstairs WC completes the ground-floor accommodation.

To the first floor, the property continues to impress with generously proportioned bedrooms, all beautifully presented. The principal bedroom benefits from a dressing area and its own beautifully appointed en-suite shower room, whilst a further bedroom also enjoys the convenience of an en-suite. The remaining bedrooms provide excellent accommodation for family living and are served by a stylish family bathroom, featuring a bath with overhead shower, contemporary sanitaryware and attractive tiling.

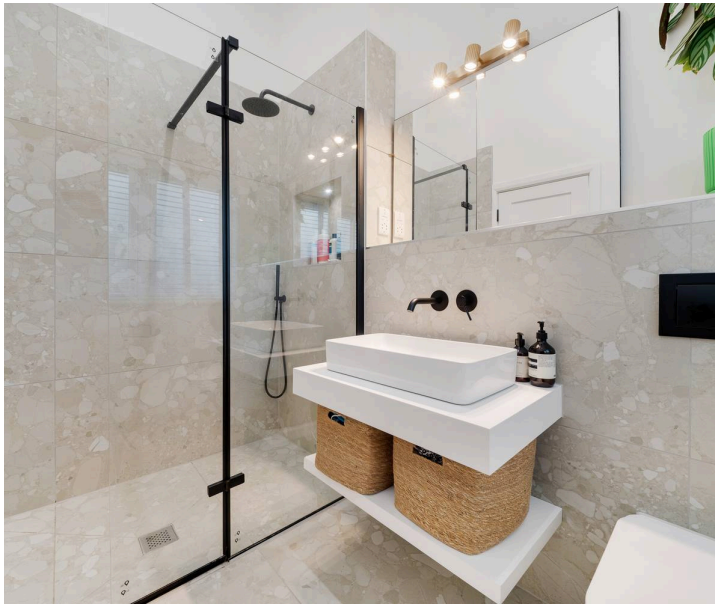














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- Impressive, extensively extended and comprehensively refurbished detached family home
- Within walking distance of Wilmslow town centre and Gorsey Bank Primary School
- Stunning open-plan living, dining and kitchen with central island, rooflights and bi-folding doors
- Separate living room with attractive bay window and contemporary glazed doors
- Versatile additional reception room, dedicated ground-floor office and separate utility room
- Ground-floor bedroom with en-suite shower room, ideal for guests or extended family
- Principal bedroom with dressing area and en-suite, further en-suite bedroom and stylish family bathroom
- Private, established rear garden, extensive driveway parking and integral garage

Occupying a convenient position within easy walking distance of Wilmslow town centre, its excellent range of shops, restaurants and amenities, and Gorsey Bank Primary School, this outstanding property offers an excellent opportunity to acquire a beautifully finished and exceptionally versatile family home in a highly desirable location.

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IMPORTANT INFORMATION

- Freehold
- Council Tax Band: F
- EPC rating: E
- Flood risk: Very low
- Heating: Gas & Underfloor. Boiler is 2 years of age and is under warranty.
- Mains: Gas, electric, water & sewage
- Mobile: Good
- Internet: FTTP
- Rights of way & Restrictions: N.A
- Age of property: 1940-1960

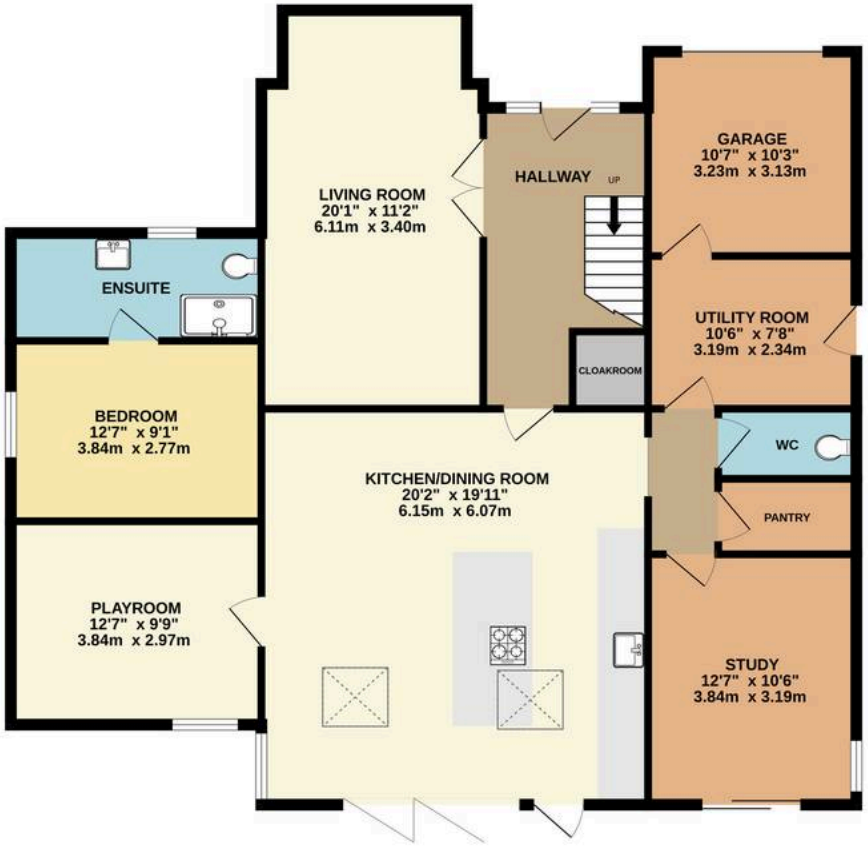
The information included in our particulars has been supplied by the Vendor. Mosley Jarman hold no accountability for inaccuracies and we advise interested parties to conduct their own investigations.



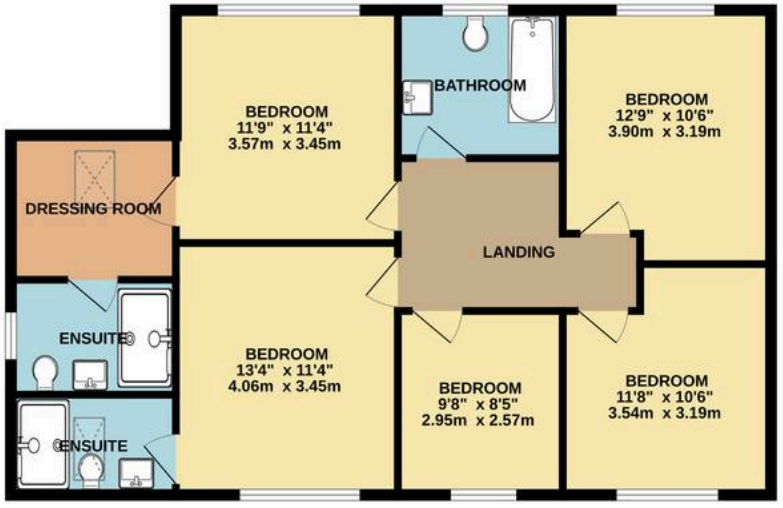




GROUND FLOOR
1439 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 2319 sq.ft. (215.5 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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Mosley Jarman

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