

4 Mayfield Road, Mobberley



Andrew J Nowell
& Company

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AN ATTRACTIVE INDIVIDUAL FAMILY HOUSE WITH LARGE SECLUDED MATURE GARDENS AND OPEN SOUTHERLY VIEWS BEYOND.

Mayfield Road is a highly desirable and sought after location with rural outlook yet being convenient for the centres of Alderley Edge, Wilmslow and Knutsford. These centres offer a good range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter rail networks are all close at hand.

The property has been carefully and tastefully extended and remodelled by the current owners, offering well-balanced, spacious and versatile accommodation. Features of particular note include the large L-shaped principal living room (25' x 25' 9) opening onto the dining room/garden room with double French doors to the south-facing rear garden. There is a fully fitted kitchen with integrated appliances, reception hall with cloakroom and wc. There are two bedrooms, one with shower.

To the first floor, there are two further good sized bedrooms and family bathroom. The master suite could have a bathroom by extending over the storeroom over the garage. There are hardwood double-glazed windows, high quality bathroom, shower room and cloakroom fittings with ceramic tiling. The property benefits from a comprehensive gas heating system and to fully appreciate the full

charm and appeal a personal inspection is recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge, take the second turning left into Brook Lane. Continue along Brook Lane towards Knutsford, which becomes the Knutsford Road. After approximately 4 miles, once through Mobberley village, turn left into Town Lane, continue past the bungalows on the left hand side and, after a sharp left hand bend, Mayfield Road can be found on the left hand side. Proceed into Mayfield Road and number 4 is almost immediately on the right hand side.

ENTRANCE HALL

Natural wood hardwood double doors leading to enclosed porch with exposed brick and two built-in cupboards, hardwood panelled leaded glass door leading to reception hallway. Central heating radiator, built-in airing/linen cupboard with shelving and central heating radiator, further under stairs storage cupboard and built-in cloaks cupboard with hanging fitting and shelf.

DOWNSTAIRS CLOAKROOM

With close coupled wc, pedestal wash hand basin with integrated mixer tap, tiled floor and walls, chrome central heating towel rail. Fittings are Vernon Tutbury.

L-SHAPED LIVING ROOM/SITTING ROOM 25' x 25'9 (7.62m x 7.85m)

With three central heating radiators, wall light points, attractive natural wood recess with shelving. Open to:

DINING ROOM/GARDEN ROOM 13'6 x 14' (4.11m x 4.27m)

With natural polished oak flooring, double hardwood doors leading to rear garden, two central heating radiators.

KITCHEN 13'6 x 7'8 (4.11m x 2.34m)

With traditional-style painted base and wall units, tiled worksurfaces, integrated one and a half bowl single drainer sink unit with waste disposal and chrome mixer tap, integrated appliances including electric double oven, microwave, four-ring gas hob with extractor hood above, integrated dishwasher, natural oak flooring, plumbing for washing machine, downlighting.

BEDROOM THREE/GUEST

BEDROOM 16'4 x 10'5 (4.98m x 3.18m)

With built-in double wardrobes, central heating radiator, shower/wet room en-suite with fully tiled shower cubicle with chrome fittings and glass shower door, Roca wash hand basin with chrome mixer tap and cupboards below, low level wc, tiled walls and ceramic tiled flooring, downlighting, central heating towel rail.

BEDROOM FOUR/STUDY 8'9 x 7'2

(2.67m x 2.18m)

With central heating radiator.

FIRST FLOOR

Which is approached from the reception hallway by a turning flight staircase.

SITTING ROOM/LANDING 14'8 x 10'6

(4.47m x 3.20m)

With central heating radiator, natural wood recess with shelving, French door to balcony with brick buttresses.

BEDROOM ONE 15' x 13'3 (4.57m x

4.04m)

With full width range of built-in wardrobes with partly mirrored doors, central heating radiator.

BEDROOM TWO 15' x 12'2 (4.57m x

3.71m)

With good range of built-in traditional style wardrobes, central heating radiator.

FAMILY BATHROOM/SHOWER ROOM

With fully tiled shower cubicle with chrome fittings and curved glass screen, vanity wash hand basin with chrome mixer tap and cupboards below, close coupled wc, two chrome central heating towel rails. Downlighting.

OUTSIDE

The property is approached by a brick set driveway which provides good parking facilities and leads to an attached garage. Well-

stocked secluded front garden laid out to lawn with trees, shrubs and hedging. Large secluded rear garden laid out to lawn with hedging, trees and shrubs, flagged patio with open southerly views beyond.

GARAGE 23' x 7'10 (7.01m x 2.39m)

With light and power, electric up-and-over doors, staircase leading to the first floor with storage access (the room above the garage could be converted into a shower and en-suite off the master bedroom, if required).

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON
COMPLETION.

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