

4 Summerfield Place, Wilmslow  
£510,000



Andrew J Nowell  
& Company

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

## 4 Summerfield Place, Wilmslow

**A DETACHED FAMILY HOUSE LOCATED IN A HIGHLY DESIRABLE, CONVENIENT AND QUIET LOCATION. UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.**

A detached family house located in a highly desirable, convenient and quiet location.

Entrance hall, cloakroom, lounge, sitting room/dining room, study, kitchen, utility room, master bedroom, three further bedrooms and family bathroom. Integral garage and off road parking for several cars.

Summerfield Place is a highly desirable and sought-after quiet location off Holly Road South. Wilmslow town centre is within a few minutes' walk, offering a good range of shopping, educational and recreation facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are close at hand.

The property offers well-balanced family accommodation and benefits from UPVC double glazing and a gas central heating system. On the ground floor there is a reception hall with cloakroom off, two good sized reception rooms, additional study, breakfast kitchen and utility room. To the first floor there are four good sized bedrooms, bathroom and separate wc. The property lends itself for further remodelling and extension subject to an incoming purchaser's personal requirements. To fully appreciate this delightful setting and location a personal inspection is highly recommended.

### **DIRECTIONS**

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. Once reaching the King's Arms roundabout, proceed around the roundabout back towards Alderley Edge, taking the first turning left into Holly Road South. Continue along Holly Road South and Summerfield Place will be found towards the end

of the road on the left hand side. Proceed into Summerfield Place and number 4 will be found almost immediately on the right hand side.

In further detail the accommodation comprises:

Sliding double glazed patio doors leading to

### **ENCLOSED FRONT PORCH**

With tiled floor, glazed door leading to

### **ENTRANCE HALL**

With open tread staircase to the first floor, central heating radiator, door to garage.

### **CLOAKROOM OFF**

With low level wc, pedestal wash hand basin with tiled splash back, central heating radiator, tiled floor.

### **LOUNGE 18' x 12'4 (5.49m x 3.76m)**

With two central heating radiators.

### **SITTING ROOM/DINING ROOM 13' x 9' (3.96m x 2.74m)**

With two central heating radiators, sliding double glazed patio doors to rear garden.

### **STUDY OFF 9' x 5' (2.74m x 1.52m)**

With central heating radiator.

### **KITCHEN 11'2 x 9'2 (3.40m x 2.79m)**

With traditional-style natural wood base and wall units, worksurfaces, stainless steel one and a half bowl single drainer sink unit with mixer tap, built-in Neff electric oven, built-in microwave, four ring induction



hob with extractor hood above, integrated fridge with freezer below, central heating radiator.

### **UTILITY ROOM OFF 9' x 5' (2.74m x 1.52m)**

With worksurface, wall cupboards, part-tiled walls, central heating radiator, tiled floor, door to outside, plumbing for washing machine, plumbing for dishwasher, space for dryer.

### **FIRST FLOOR**

Which is approached from the hallway.

### **LANDING**

With three-quarter height window/door.

### **MASTER BEDROOM ONE (FRONT) 12'8 x 11' (plus door recess) (3.86m x 3.35m (plus door recess))**

With two sets of double built-in wardrobes with cupboards above, central heating radiator.

### **BEDROOM TWO (REAR) 10'8 x 9'5 (3.25m x 2.87m)**

With central heating radiator.

### **BATHROOM**

With panelled bath with Mira shower above, vanity wash hand basin with chrome mixer tap and drawers and cupboards below, mirror above with shelving and cupboard. Central heating towel rail, tiled walls, built-in airing cupboard with lagged cylinder with immersion and shelving.

### **SEPARATE WC**

Low level with tiled floor.

### **BEDROOM THREE (REAR) 12'6 x 9'5 (3.81m x 2.87m)**

With central heating radiator.

### **BEDROOM FOUR (FRONT) 11' x 10' (plus door recess) (3.35m x 3.05m (plus door recess))**

With two double built-in wardrobes with cupboards above. Central heating radiator.

### **OUTSIDE**

Attractive front garden laid out to lawn with trees and shrubs. A driveway provides good parking facilities and leads to

### **INTEGRAL GARAGE 18' x 15' (5.49m x 4.57m)**

With electrically operated up-and-over door, light and power.

The main extent of the gardens are to the rear, which is secluded. Partly walled with lawns, trees, shrubs and flagged patio area.

### **TIMBER SHED**

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**

**Andrew J Nowell  
& Company**

**Independent Estate Agents & Auctioneers**

**8 London Road**

**Alderley Edge**

**Cheshire**

**SK9 7JS**

**Telephone: 01625 585905 Facsimile: 01625 582241**

**Email: [mail@andrewjnowell.co.uk](mailto:mail@andrewjnowell.co.uk) Website:**

**[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)**

