

Hamble, 8 Faulkners Lane, Mobberley



Andrew J Nowell
& Company

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Hamble, 8 Faulkners Lane, Mobberley

AN INDIVIDUAL, EXTENDED AND REMODELLED SEMI-DETACHED PROPERTY WITH LARGE, SECLUDED GARDENS AND OPEN OUTLOOK. TASTEFULLY REFURBISHED WITH HIGH QUALITY FITTINGS.

The property occupies a highly desirable and sought-after quiet semi-rural location with mature grounds and delightful outlook. The village of Mobberley has delightful local walks, a wealth of renowned public houses, historic church and cricket ground. The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within five to ten minutes' drive, offering an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are close at hand.

Hamble has been tastefully extended and remodelled by the current owners, offering well-balanced, spacious, versatile accommodation. Features of particular note on the ground floor include the impressive living kitchen with high gloss contemporary-style units and deep granite work surfaces opening to the large orangery dining/sitting room with bi-folding doors leading to the rear garden and gas multi-fuel stove. In addition there is a formal front lounge and cloakroom/wc. To the first floor there are three good sized bedrooms, master suite with wet room/shower room off, family bathroom, both with quality contemporary fittings and bespoke tiling. The

property benefits from UPVC double glazing and a comprehensive gas heating system.

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 and after approximately 2 miles turn left after passing The Bird in Hand public house into Faulkners Lane. Continue along Faulkners Lane, over the bridge at Mobberley Brook, past The Frozen Mop public house and immediately before the road bends sharply to the right, Hamble will be found on the left hand side.

In further detail the accommodation comprises:

Panelled front door leading to

ENTRANCE VESTIBULE

CLOAKROOM OFF

With contemporary-style fittings. Low level wc, wall mounted wash hand basin with chrome mixer tap, tiled floor.

Panelled and glazed door leading to

MAIN ENTRANCE HALL

With staircase leading to the first floor, under stairs storage cupboard, central heating radiator.

LOUNGE 15'7 x 13' (4.75m x 3.96m)

With attractive, contemporary-style granite fireplace with living flame gas fire, central heating radiator.

LIVING KITCHEN 22'6 x 8'6 (6.86m x 2.59m)

High quality white gloss base and wall units with deep granite work surfaces, stainless steel one and a half bowl sink with chrome mixer tap, integrated appliances including brushed steel oven and microwave, four ring hob with brushed steel extractor hood above, integrated fridge and freezer, attractive bespoke dresser/pantry unit/cupboard. Ceramic tiled floor, central heating radiator, door to garage. Open to

LIVING DINING ORANGERY 23'2 x 8'10 (7.06m x 2.69m)

With natural oak flooring, lantern roof, bi-folding doors and further double French doors to outside. Attractive part-tiled wall with cast iron gas multi-fuel stove.

FIRST FLOOR

Which is approached from the main hallway.

LANDING

With access to loft, built-in linen/airing cupboard with shelving and central heating radiator.

MASTER BEDROOM ONE (FRONT)

14' x 10'10 (4.27m x 3.30m)

With central heating radiator.

SHOWER/WET ROOM EN-SUITE

With fully-tiled shower cubicle with sliding glass doors, chrome power shower fittings, vanity wash hand basin with chrome mixer tap on natural wood plinth, tiled splash back. Chrome central heating towel rail, low level wc, half panelled walls.

BEDROOM TWO (REAR) 10'9 x 8'5

(3.28m x 2.57m)

With central heating radiator.

BEDROOM THREE (SIDE) 10'3 x 9'9

(3.12m x 2.97m)

With central heating radiator.

FAMILY BATHROOM

With contemporary-style units, tiled panelled bath with chrome mixer tap, vanity wash hand basin with drawer below and chrome mixer tap, low level wc, fully tiled shower cubicle with sliding glass doors and chrome power shower fittings, tiled floor and walls, chrome central heating towel rail, downlighting.

OUTSIDE

Attractive front garden laid out to lawn with hedging, low brick walling and brick pillars with a gravel driveway providing excellent

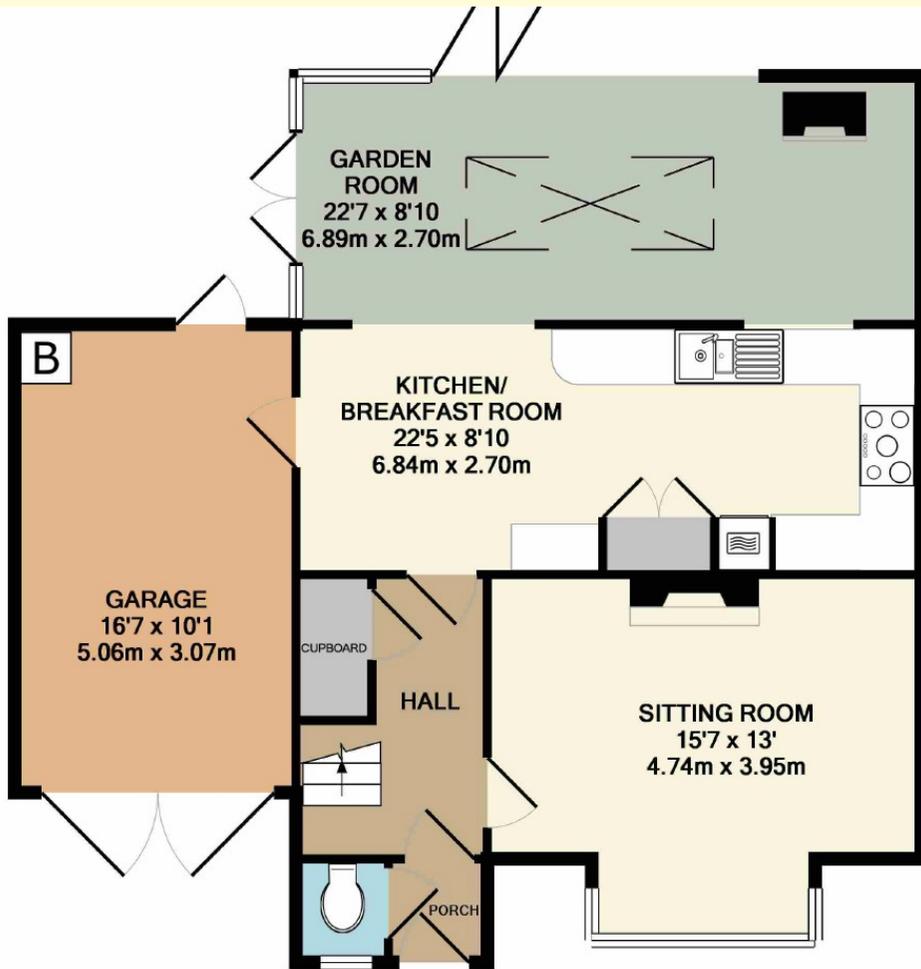
parking facilities and leading to an attached garage. Large secluded rear garden laid out to lawn with gravel driveway leading to a timber garage/car port, timber shed, Indian stone flagged patio with covered barbecue area, hedging, trees and shrubs.

ATTACHED GARAGE 17'2 x 10' (5.23m x 3.05m)

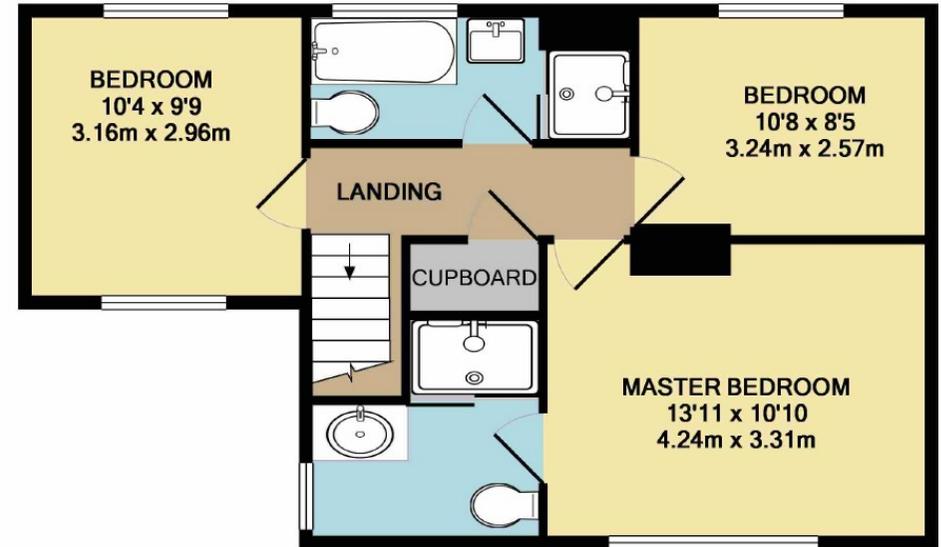
Which is accessed from the kitchen. With double doors, light and power, rear personal door, wall-mounted Vaillant gas central heating boiler, plumbing for washing machine, space for dryer.

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



GROUND FLOOR
APPROX. FLOOR
AREA 839 SQ.FT.
(78.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1359 SQ.FT. (126.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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