

12 Elmstead Road, Chelford
£349,950



Andrew J Nowell
& Company

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A MOST APPEALING RECENTLY RENOVATED THREE BEDROOM LINKED DETACHED FAMILY HOME PRESENTED TO THE HIGHEST OF STANDARDS IN A CONVENIENT LOCATION CLOSE TO THE HEART OF CHELFORD VILLAGE.

A most appealing recently renovated three bedroom linked detached family home, presented to the highest of standards in a convenient location close to the heart of Chelford village.

Entrance hall, downstairs wc, lounge, dining kitchen, 3 bedrooms, bathroom/wet room. Single garage and separate laundry. Southerly facing rear garden.

12 Elmstead Road is perfectly located in the heart of Chelford, within a two minute walk from the centre of the village. Chelford is a delightful village with wonderful local walks, the renowned Egerton Arms public house and shops for day-to-day needs including Chelford Farm Supplies and Boons (the butchers). The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within 5-10 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 commuter rail links are within easy access.

We are delighted to be able to offer for sale this recently renovated, beautifully presented three bedroom linked detached family home.

Presented to the highest of standards, the property offers well-balanced accommodation with three good sized bedrooms, a contemporary bathroom/wet room with freestanding bath and semi-enclosed shower area. Downstairs the property has a pleasant sitting room overlooking the front garden and modern living via a dining kitchen presented to a very high level with tiled floor with wet underfloor heating system, UPVC patio doors overlooking the south facing rear patio and garden. The kitchen area has a host of fitted appliances with contemporary units and a range of oak work surfaces. The downstairs accommodation also benefits from a generous sized downstairs wc.

Externally the property has off-road parking for at least two vehicles

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 first turning left into Ryleys Lane. Continue along Ryleys Lane towards Chelford which becomes the Chelford Road. After approximately 2 miles, once reaching the Chelford roundabout turn right towards Chelford village. Proceed into Chelford village, over the railway bridge taking the second turning right into Oak Road. Continue along Oak Road taking the second turning right into Elmstead Road. The property will be found on the right hand side.

In further detail the accommodation comprises:

UPVC high security front door with frosted window to side. Leading to:

ENTRANCE HALL

DOWNSTAIRS WC

With low level wc with integrated cistern, cupboards to either side and display shelf above, pedestal wash hand basin with chrome mixer tap, central heated towel rail, high level frosted UPVC window to side elevation.

LOUNGE 15'9 x 14'4 (4.80m x 4.37m)

With open fireplace with cast iron grate and tiled surround with rustic oak mantle. Large panoramic UPVC window overlooking front garden with double central heating radiator below, two wall light points, television point.

DINING KITCHEN 19'2 x 14'7 (to the maximum) (5.84m x 4.45m (to the maximum))

KITCHEN AREA

With a range of base and wall units cream country-style cupboards, integrated fridge and freezer, integrated fan oven with microwave above, fitted dishwasher, oak work surfaces with ceramic one and a half bowl single drainer sink unit with traditional mixer tap above, Hotpoint halogen four ring electric hob with contemporary extractor hood above, tiled flooring with wet underfloor heating system, two windows overlooking rear elevation. Downlighting.

DINING AREA

With UPVC patio doors overlooking rear patio.

FIRST FLOOR

LANDING

BEDROOM ONE 11'11 x 10'7 (3.63m x 3.23m)

UPVC double glazed windows to side and front elevation, central heating radiator, storage cupboard with hanging space above and drawers below.

BEDROOM TWO 10' x 9'10 (3.05m x 3.00m)

UPVC double glazed window overlooking rear elevation with double central heating radiator below, storage cupboard with hanging space above and drawers below.

BEDROOM THREE 8'7 x 8'3 (2.62m x 2.51m)

UPVC double glazed window overlooking front elevation with double central heating radiator.

BATHROOM/WET ROOM

With fully tiled walls and floor, oval freestanding contemporary-style bath with angled mixer tap, low level wc, contemporary washbasin with drawers below, fitted shower area with half glass screens, chrome heated towel rail, UPVC frosted window overlooking rear elevation, downlighting.

OUTSIDE

The property is accessed via a tarmac driveway, providing off road parking for at least two vehicles leading to the garage. The front garden is mainly laid to lawn with a pathway leading to the side. Fully enclosed south facing rear garden with secure fencing and patio area. Mainly laid to lawn with mature borders and a raised concrete plinth which currently houses a timber shed and is screened by mature conifers

SINGLE GARAGE 12'5 x 8'7 (3.78m x 2.62m)

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

SEPARATE LAUNDRY ROOM

Located to the rear of the garage. Tiled floor, work surface, cupboard incorporating Ideal Instinct combi central heating boiler.

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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