



Fletcher Drive, Disley, Stockport, SK12





# 23 Fletcher Drive, Disley, Stockport, SK12 2ND

Asking Price **£835,000**

Attractive Four Bedroomed Detached  
Master Bedroom With Stylish En-Suite

Stunning Landscaped Gardens  
uPVC Double Glazing & Gas Central Heating

Ample Off Road Parking  
Downstairs W.C. & Utility Room

0.20 Acre Freehold Plot  
Council Tax Band F & EPC Rating D

Four Reception Rooms  
Desirable Location

Ian Tonge Property Services are delighted to offer for sale this attractive four bedroomed detached house which commands an elevated position on a very desirable road in Disley. The property sits on a 0.20 acre freehold plot with beautiful surrounding landscape gardens. This family property offers a high standard of living accommodation throughout with many attractive features. The property briefly comprises of entrance porch, bright and airy hallway with turn staircase leading to the first floor, downstairs W.C., living room with feature inglenook, dining room with steps leading up to the sun room, kitchen with modern fitted units, granite work surfaces, integrated appliances and range cooker, utility room, sitting room, landing, family bathroom, four bedrooms with the master bedroom having an en-suite shower room. Outside to the front there is a sweeping driveway providing ample off road parking, mature trees and lawned area. The rear garden is stunning and mainly lawned with patio and decking areas, two good sized storage sheds and mature trees and shrubs. The property also benefits from uPVC double glazing and warmed by gas central heating.

## Entrance Porch

3'8" (1m 11cm) x 5'10" (1m 77cm)

uPVC door and windows, Amtico flooring.

## Hallway

8'8" (2m 64cm) x 12'5" (3m 78cm)

Entrance door with surrounding windows, radiator with cover, staircase leading to the first floor.

## Downstairs W.C.

5'3" (1m 60cm) x 5'10" (1m 77cm)

uPVC double glazed window to the front aspect, white suite comprising of concealed W.C., hand wash basin, radiator, storage cupboard, Amtico flooring.

## Dining Room

13'3" (4m 3cm) x 11'9" (3m 58cm)

Doors leading to the kitchen and hallway, radiator with cover, stylish glass doors leading into the sun room, ceiling downlighters.

## Living Room

14'9" (4m 49cm) x 14'11" (4m 54cm)

uPVC double glazed window to the front aspect, uPVC double glazed double doors leading to the garden, feature inglenook with windows either side and

log burner, beamed ceiling, radiator, wall light points.

## Sun Room

11'10" (3m 60cm) x 10'9" (3m 27cm)

Brick base, uPVC double glazed windows, double doors leading to the garden, two velux windows, radiator, specialised insulated roof.

## Kitchen

14'5" (4m 39cm) x 9'9" (2m 97cm)

uPVC double glazed window to the rear aspect, range of stylish fitted wall and base units with granite work surfaces, enamel sink with mixer tap, Rangemaster cooker, integrated fridge and freezer, dishwasher, extractor hood, vertical radiator, ceiling downlighters, Amtico flooring, lighting under the wall units.

## Utility Room

8'9" (2m 66cm) x 6'1" (1m 85cm)

uPVC entrance door, radiator, Worcester central heating boiler, worktops with sink, tiled floor, plumbed for washing machine.

## Sitting Room

16'2" (4m 92cm) x 15'11" (4m 85cm)

uPVC double glazed windows to the front and side aspects, radiator, Amtico

flooring, feature island with storage and sitting area, feature hanging ceiling lights above,

## Landing

Turn staircase, uPVC double glazed windows, radiator, ceiling downlighters.

## Master Bedroom

15'0" (4m 57cm) x 9'9" (2m 97cm)



uPVC double glazed windows to the front and rear aspects, radiator, sliding wardrobes and doors leading to the en-suite shower room.

#### **En-Suite**

*10'8" (3m 25cm) x 2'7" (78cm)*

uPVC double glazed windows, shower cubicle, wash basin, low level W.C., chrome radiator, ceiling downlighters, vanity mirror.

#### **Bedroom Two**

*13'4" (4m 6cm) x 9'7" (2m 92cm)*

uPVC double glazed window to the rear aspect, radiator, range of fitted wardrobes and drawers.

#### **Bedroom Three**

*11'6" (3m 50cm) x 9'10" (2m 99cm)*

uPVC double glazed window to the rear aspect, radiator, fitted wardrobes with matching dressing table with drawers.

#### **Bedroom Four**

*8'1" (2m 46cm) x 8'6" (2m 59cm)*

Velux window, radiator, access to the eave space.

#### **Family Bathroom**

*9'6" (2m 89cm) x 6'2" (1m 87cm)*

uPVC double glazed window to the front aspect, tiled panel bath, low level W.C., stone wash basin with mixer tap, walk-in wet shower, chrome radiator, tiled floor and walls, ceiling downlighters.

#### **Outside**

To the front there is a feature sweeping tarmac driveway with cobble edging, lawned area with well stocked borders, trees and shrubs. The rear garden is beautifully landscaped, mainly lawned with well stocked borders, shrubs and mature trees, raised decking area, rockery, sunken patio area with steps leading to the garden, two good sized storage sheds.



