



Jordan fishwick

10 SANDHURST DRIVE, WILMSLOW, SK9 2GP
Guide price £469,950

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This creatively extended FIVE bedroom detached home stands on the ever popular 'Villas' development. The property is situated within convenient reach of shops, recreational grounds and commuter links alike. Having undergone recent structural improvements the property now boasts FOUR reception rooms, FIVE bedrooms and TWO bathrooms, ideal for family living! Internally the downstairs accommodation comprises in brief: Entrance hall, downstairs w.c. Living room, dining room, conservatory, kitchen and a playroom. The first floor accommodation comprises: Master bedroom with modern en-suite, A great sized second bedroom, two further double bedrooms, a single bedroom/office space and a family bathroom. To the front the property benefits from off road parking for two vehicles and to the rear there is a well defined lawned garden with separate patio area ideal for entertaining. This property must be viewed internally to be fully appreciated!

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank and continue through the next set of lights onto Manchester Road to the Bollin Valley roundabout. Bear right onto the A538 and turn left onto the A34 bypass. Take the first exit signposted Dean Row and at the roundabout turn left onto Dean Row Road and into The Villas, bear right, follow the road round and Sandhurst Drive is situated on the left hand side.

Entrance Hall

UPVC door, UPVC window to the side elevation, radiator and central heating control, understairs storage cupboard. Stairs to first floor.

Downstairs W.C.

Low level wc, wash hand basin with tiled splash back and the alarm panel.

Living Room 11'1" x 14'9" not into bay (3.38m x 4.50m not into bay)

Bay fronted living room with window to the front, ceiling coving, feature fireplace with inset gas fire, two radiators, television aerial point, centre ceiling light and double doors leading to the dining room.

Dining Room 11'1" x 9'10" (3.38m x 3.00m)

Tiled floor, ceiling coving, radiator and UPVC french doors leading to the conservatory.

Conservatory 15'4" max x 12'6" max (4.67m x 3.81m)

UPVC conservatory with tiled floor, electric heaters, ceiling fan and UPVC french style double doors leading to the garden.

Kitchen 14'4" x 11'4" (4.37m x 3.45m)

A contemporary kitchen fitted with a range of base and wall units with roll top work surfaces over incorporating a twin bowl stainless steel sink unit with mixer tap, fitted breakfast bar, integrated dishwasher and microwave, recess for oven with extractor hood over, recess for washing machine, tiled flooring, part tiled walls, UPVC windows to the rear of the property overlooking the garden and a door giving side access to the property.

Play Room 18'3" max x 7'7" (5.56m x 2.31m)

Another great sized reception room with laminate style flooring, UPVC bay window to the front of the property, radiator and spotlighting.

First Floor Landing

Good sized storage cupboard.

Master Bedroom 10'5" x 13'10" (3.18m x 4.22m)

A good sized double bedroom positioned to the front of the property with UPVC windows overlooking the driveway, a television point, radiator, ceiling light and door leading to en-suite.

En-suite

A modern refitted en-suite with tiled floor and walls, low level wc, wash hand basin, shower cubicle, extractor fan and opaque window to the front of the property.

Bedroom Two 7'9" x 18'8" (2.36m x 5.69m)

A great sized second bedroom with UPVC windows to the front of the property, centre ceiling light and radiator.

Bedroom Three 8'5" x 10'6" (2.57m x 3.20m)

Another double bedroom with UPVC window to the rear aspect, centre ceiling light and radiator.

Bedroom Four 10' max x 7'9" (3.05m max x 2.36m)

UPVC window to the rear aspect, ceiling lighting and a radiator.

Bedroom Five/Office 6'5" x 8'6" (1.96m x 2.59m)

UPVC window overlooking the garden, ceiling lighting and a radiator.

Family Bathroom

A beautiful refitted bathroom suite with panel style bath incorporating a shower attachment, low level wc, wash hand basin with mirrored vanity cabinet over, heated chrome style towel rail, tiled walls and floor, opaque window to the side.

OUTSIDE

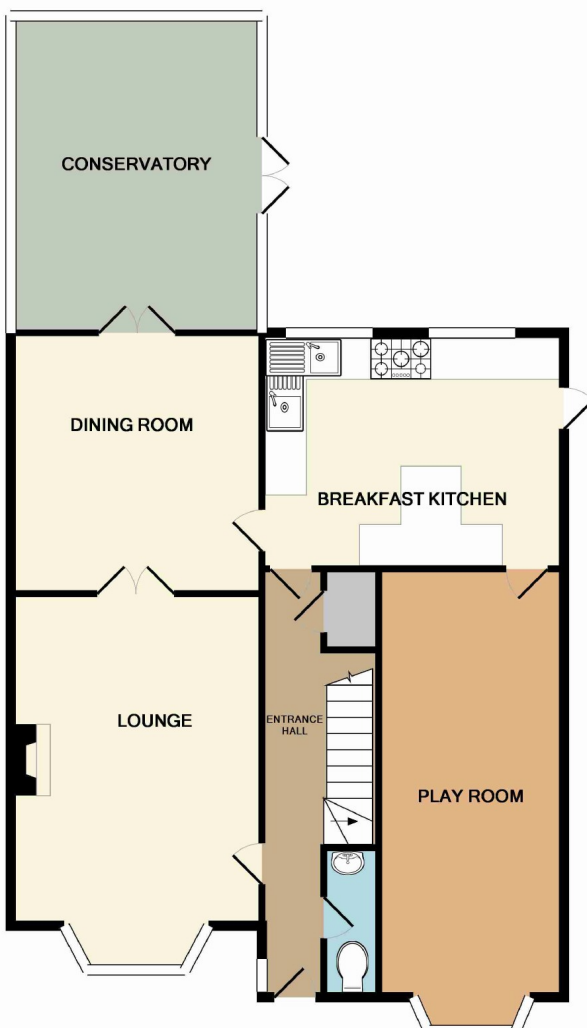
Gardens

To the front of the property there is a good sized block paved driveway with ample parking for two vehicles. Whilst to the rear there is a good sized lawned garden with defined boundaries incorporating a patio area ideal for entertaining.

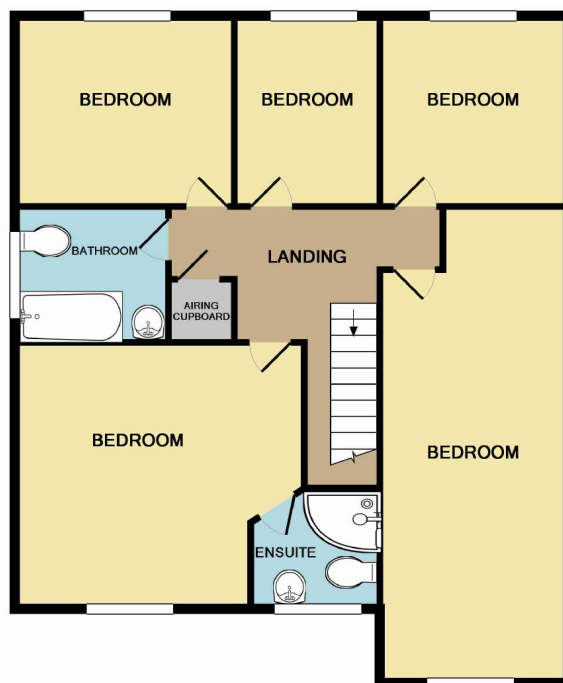
DRAFT DETAILS



GUIDE PRICE £469,950



GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	68
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82-100) A		
(61-81) B		
(40-60) C		
(29-39) D		
(13-28) E		
(8-12) F		
(1-7) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	58	67
EU Directive 2002/91/EC		

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