



5 Bletchley Park Way

Wilmslow, SK9 2EH

Asking Price Of
£1,100,000

- Stunning 5 bedroom detached home
- Gated entrance
- Detached Double Garage
- Sought After Development
- High Spec Interior
- Premier Plot
- Upgraded from original Spec
- Systemline7 in house media system



GENERAL The property enjoys one of the premier plots and has high spec interior fittings including bespoke fitted wardrobes, plantation shutters, a "Moore Secure" CCTV security system, and "Systemline7" in-house media system with ceiling speakers in the reception rooms and most bedrooms. The property was upgraded from the original specification with top grade carpets and floor coverings, Chrome USB sockets, log burner, electric gates and a fully stocked garden.

ENTRANCE HALL Oak door with double glazed panels around opens to the spacious hallway with ceiling light fitting; wood effect porcelain tiled floor; radiator; under stairs storage cupboard; stairs to first-floor; and doors off to downstairs WC, playroom,

office, sitting room, and open plan kitchen/dining room.

DOWNSTAIRS WC Front aspect UPVC double glazed window with plantation shutters; recessed spotlights; walls half tiled in grey stone with wood effect porcelain tiled floor; radiator; and a white ceramic suite consisting of pedestal hand washbasin and low-level WC.

OFFICE 8' 6" x 11' 11" (2.59m x 3.63m) Front aspect box bay with UPVC double glazed Windows; plantation shutters; recessed spotlights; and radiator.

SITTING ROOM 20' x 11' 11" (6.1m x 3.63m) Dual aspect room with side facing UPVC double glazed windows and matching trifold door to rear garden; ceiling mounted audio speakers; two radiators; open fireplace with a multi-fuel stove; and two radiators.

KITCHEN/DINER 14' 5" x 22' 2" (4.39m x 6.76m) Rear aspect room with UPVC double glazed window and archway to sun room; ceiling spotlights and speakers; three hanging light fittings over the breakfast bar; two radiators; floor continuation from all; and doors to playroom and utility; a range of cream paint finish laminate eye level and base

units with polished stone worktop, matching upstand, and splash back, and carved drainer for Reginox recessed stainless steel sink. The fitted appliances include a wall mounted monitor for CCTV system, Caple wine fridge, Neff five burner induction hob with stainless steel Neff extractor over, integral Neff electric fan oven with separate grill, and matching fridge freezer.

SUN ROOM 12' x 10' 2" (3.66m x 3.1m) Triple aspect room with vaulted ceiling and hanging light fitting; radiator; white UPVC windows and plantation shutters.

UTILITY ROOM 12' 6" x 12' (3.81m x 3.66m) Side

aspect room with an external UPVC door with obscured glass; recessed spotlights; radiator; floor as kitchen; a range of eyelevel and base units as kitchen with recessed Reginox stainless steel sink; the central heating boiler and integral Neff washer dryer.

PLAY ROOM 6' 7" x 12' (2.01m x 3.66m) Front aspect UPVC double glazed window with plantation shutters; ceiling light fitting and recessed speakers; radiator; and doors to hall and kitchen.

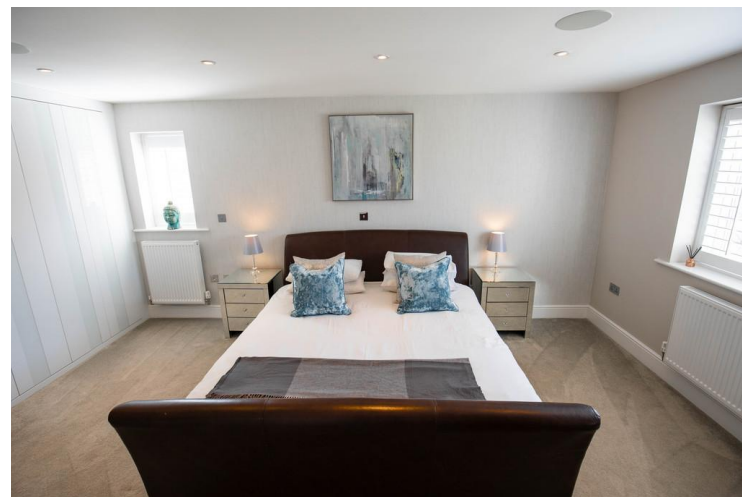
STAIRS TO FIRST FLOOR LANDING Open dogleg staircase built of polished oak with stainless steel and

toughened glass banisters; front aspect UPVC double glazed window; stairs to second-floor; and doors off to three double ensuite bedrooms.

MASTER BEDROOM 18' 3" x 12' (5.56m x 3.66m) Dual aspect room with front and side facing UPVC double glazed windows plantation shutters; recessed spotlights and speaker panels; two radiators; wall mounted iPad controller for Systemline7; range of bespoke wardrobes in gloss white laminate fitted floor-to-ceiling; and door to master dressing room.

MASTER DRESSING ROOM Interior room with two







walls lined in full height bespoke fitted wardrobes in white laminate with mirrored doors; recessed spotlights; radiator; door to master ensuite.

MASTER ENSUITE Rear aspect room with UPVC double glazed window and plantation shutters; recessed spotlights; polished stone effect fully tiled walls and grey stone floor tiles; chrome ladder heated towel rail; white ceramic suite consisting of vanity hand washbasin on grey wood finish one drawer cabinet and low-level WC; white acrylic bath with auto fill system and shower head on extendable flexi hose; wet room style shower enclosure with toughened glass panel and mixer shower with

remote controls; shaver socket; wall mounted mirror with Bluetooth connected audio speakers and make-up light.

GUEST BEDROOM 14' 1" x 14' (4.29m x 4.27m) Rear aspect room with UPVC double glazed casement style window and plantation shutters; recessed spotlights and speaker panels; radiator; range of white gloss laminate full height bespoke wardrobes; door to ensuite.

GUEST ENSUITE SHOWER ROOM Rear aspect room with UPVC double glazed casement style window and plantation shutters; recessed spotlights; walls and floor fully tiled in grey stone effect ceramic; chrome ladder

heated towel rail; white ceramic suite consisting of vanity hand washbasin on grey wood finish one drawer cabinet and low-level WC; shower enclosure with fixed toughened glass panel and sliding door with chrome Aqualisa mixer shower; shaver socket; wall mounted mirror with Bluetooth connected audio speakers and make-up light.

BEDROOM TWO 15' 1" x 12' 1" (4.6m x 3.68m) Front aspect UPVC double glazed window; recessed spotlights; radiator; range of matt white laminate full height bespoke fitted wardrobes; door to ensuite shower room.

ENSUITE SHOWER ROOM Side aspect UPVC double

glazed window with plantation shutters; recessed spotlights; walls and floor tiled in grey stone effect ceramic; white ceramic suite consisting of vanity hand washbasin on grey wood finish one drawer cabinet and low-level WC; wet room style shower enclosure with toughened glass panel and mixer shower with remote controls; chrome wall mounted heated ladder towel rail; shaver socket; wall mounted mirror with Bluetooth connected audio speakers and make-up light.

STAIRCASE TO SECOND STORY Open dogleg staircase built of polished oak with stainless steel and toughened glass banisters; vaulted ceiling with Velux rooflight and recessed spotlights; tank cupboard on landing and doors off to

family bathroom and two further double bedrooms.

BEDROOM THREE 13' 2" x 12' 6" (4.01m x 3.81m)
Rear aspect UPVC double glazed window with plantation shutters; recessed spotlights and speaker panels; range of bespoke fitted floor-to-ceiling wardrobes in gloss white laminate; two radiators; door to eaves storage housing the house smart electrics.

BEDROOM FOUR 12' 10" x 12' 4" (3.91m x 3.76m)
Rear aspect UPVC double glazed window with plantation shutters; recessed spotlights and speaker panels with loft access hatch; two radiators; range of bespoke fitted floor-to-ceiling wardrobes in gloss white laminate; door to eaves storage.

FAMILY BATHROOM Rear aspect UPVC double glazed window with plantation shutters; recessed spotlights; walls half tiled in grey stone effect with matching floor tiles; chrome wall mounted heated ladder towel rail; white ceramic suite consisting of vanity hand washbasin on grey wood finish one drawer cabinet and low-level WC; white acrylic bath with auto fill system; corner shower cubicle with toughened glass hinged door and chrome Aqualisa mixer shower; shaver socket.

EXTERNALLY The property is set in secure landscaped gardens accessed by automatic gates with paving drive giving access to the double detached garage and the main entrance door. To the rear is a further





landscaped garden with stone paving, AstroTurf, and raised shrubbery beds.

GARAGE 17' 6" x 16' 11" (5.33m x 5.16m) The detached, brick built double garage has automatic doors and a pedestrian door, and is fitted with a bespoke "Garageflex" storage system and has a loft hatch opening to roof space storage.



Measurements are approximate. Floor plans are not to scale and for illustrative purposes only. Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band G

TENURE

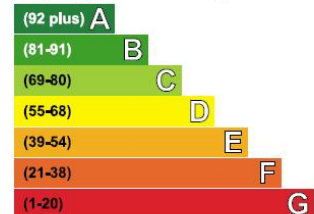
Leasehold

LOCAL AUTHORITY

Cheshire East Council

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
87	91

Hale Office:

190A Ashley Road
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Cheshire
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements