



## Harefield Farm

Harefield Drive, Wilmslow, SK9 1NJ

Asking Price Of £525,000

- Perfect 'lock up and leave' property
- Prestigious Gated Development
- 2 double bedrooms
- Allocated parking
- Good sized garden
- Well kept communal grounds
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**GENERAL** Brushed stainless steel electrical sockets and switches with LUTRON lighting control system and under floor heating on the ground floor, all interior doors are of light oak plank construction.

**KITCHEN /DINING ROOM** 14' 6" x 20' 5" (4.42m x 6.22m) The property opens directly to the dining kitchen via a solid light oak door with matching full height double glazed panels; dual aspect room with grey powder coated double glazed window to front and matching single and double doors to rear; dual aspect room with grey powder coated double glazed window to front and matching single and double doors to rear; recessed spotlights and speaker panels; travertine tiled floor with recessed doormat; range of pale wood laminate flush front eyelevel and base units with grey alloy pull handles and kicker, and gloss white polished

stone worktop with matching upstand and splash back, recessed stainless steel sink with chrome mixer taps. The Neff integral appliances include an undercounter freezer, dishwasher, gas hob with extractor over, microwave oven, electric fan oven, and larder refrigerator. Archway to sitting room and door to utility.

**UTILITY ROOM** Interior room with light oak doors from kitchen and exterior side of property; recessed spotlights; travertine tiled floor; kitchen units matching the kitchen with the central heating boiler and space for laundry machines with door off to downstairs WC.

**WC** Side aspect grey powder coated double glazed window; recessed spotlights; travertine tiled floor; light oak plank door; white ceramic suite consisting of Duravit vanity hand washbasin on tiled plinth and

matching low-level WC with concealed cistern; chrome wall mounted heated ladder towel rail.

**LOUNGE** 14' 10" x 14' 8" (4.52m x 4.47m) Dual aspect room with front facing grey powder coated double glazed window and rear facing French window; recessed spotlights and speaker panels; four wall lights; Wanders Provence grey metal gas log effect fire with glass front and Logic 3 iPod dock

**STAIRS TO FIRST FLOOR** Grey finish iron and polished wood staircase with toughened glass panels leading to a half landing with matching balustrade overlooking the kitchen dining room; light oak roof window and matching casement window to front; recessed spotlights and three wall lights; double light oak doors lead to a store cupboard with space for hot



water tank; and doors off to two double ensuite bedrooms

**MASTER BEDROOM** 15' 0" x 12' 3" (4.57m x 3.73m)

Triple aspect room with rear and side facing grey powder coated double glazed Windows and front facing door to Juliet balcony; recessed spotlights and speaker panels in vaulted ceiling; double radiator; door to ensuite shower room.

**MASTER ENSUITE** Interior room with pale wood double glazed Velux roof window; recessed spotlights and speaker panel; floor and walls tiled in beige travertine; chrome wall mounted heated ladder towel rail; white ceramic Duravit suite consisting of a rectangular vanity hand washbasin on dark wood laminate and chrome shelf, and matching low-level WC

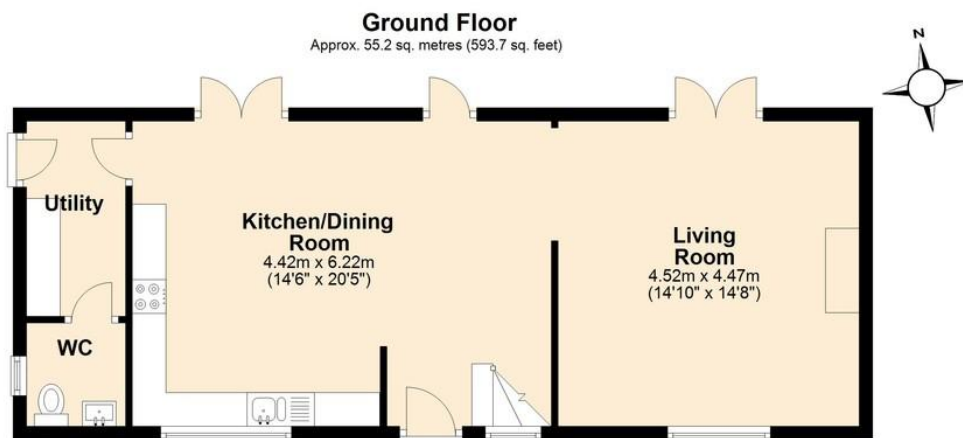
with concealed cistern; walk-in shower cubicle with fixed toughened glass panels and Matki chrome mixer shower; shaver socket.

**BEDROOM 2** 14' 11" x 10' 0" (4.55m x 3.05m) Dual aspect room with grey powder coated double glazed Windows to front and rear; vaulted ceiling with recessed spotlights; double radiator; walk-in wardrobe with Velux roof window and recessed spotlights; door to ensuite shower room.

**ENSUITE SHOWER ROOM** Interior room with Velux double glazed roof window; vaulted ceiling with recessed spotlights; walls half tiled in cream travertine with matching floor tiles; chrome wall mounted heated ladder towel rail; white ceramic suite consisting of a Duravit wall hung vanity hand washbasin and Kohler

low-level WC with concealed cistern; open wet room style shower space with chrome Axor Handsgrohe mixer shower.





### COUNCIL TAX BAND

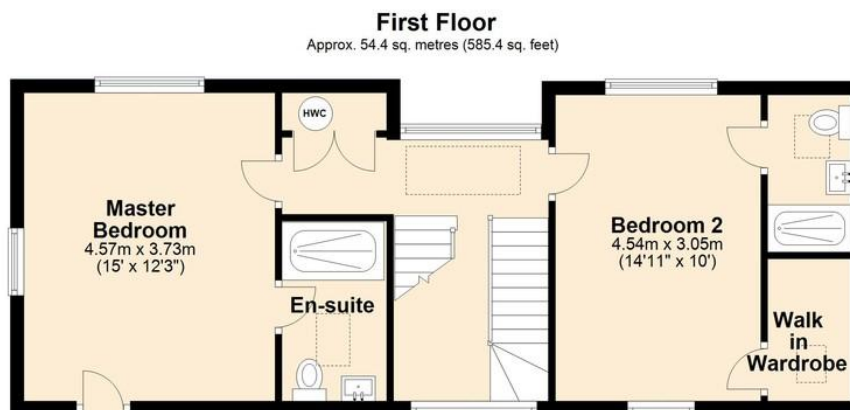
Tax band F

### TENURE

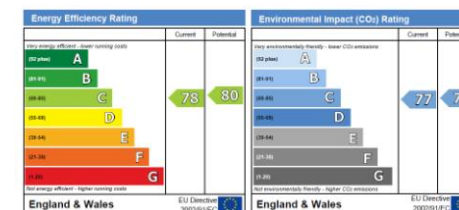
Share of Freehold

### LOCAL AUTHORITY

Cheshire East Council



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



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