

PLOTS 3 & 5 PAVILION GARDENS WILMSLOW



Andrew J Nowell
& Company

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PLOTS 3 & 5, PAVILION GARDENS, MOOR LANE, WILMSLOW, SK9 6BY

A select development of 8 luxury family homes by Gustav Bonnier individually designed with the highest quality of fittings throughout situated on the quiet southerly side of Wilmslow.

- Entrance hall
- Cloakroom with wc
- Lounge
- Living dining kitchen
- Utility room
- 4 generous bedrooms
- 3 bathrooms (2 en-suite)
- Dressing room
- Landscape southerly facing rear garden
- Off road parking



*images of show home

These individually designed and bespoke town houses occupy an idyllic quiet setting on the southerly side of Wilmslow. Within a short walk are shops for day to day needs and bordering onto open countryside with wonderful local walks in particular one to Mobberley to the renowned public houses including the Plough and Flail, The Church Inn and The Bulls Head. The development is well placed between the centres of Alderley Edge and Wilmslow offering a good range of shopping including supermarkets stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and sports facilities including local tennis and golf clubs. The motorway network system is within easy access as is Manchester International Airport local and commuter rail links to Manchester and London.





These spacious town houses have been exclusively developed by Gustav Bonnier and are individually designed offering well balanced spacious family living. On the ground floor lounge, cloakroom with wc off the main hall. The impressive living kitchen has high quality German REMMP units composite stone work surfaces and Siemens brushed steel integrated appliances with bi-folding doors leading to the rear garden. The utility room has matching units and there is underfloor heating to the ground floor with high quality porcelain tiling in the principle living areas.

To the first and second floors there are four generous bedrooms, three bathrooms, 2 en-suite and dressing room. The sanitary ware is Duravit with Hansgrohe taps and high quality porcelain tiling on the floor and walls.

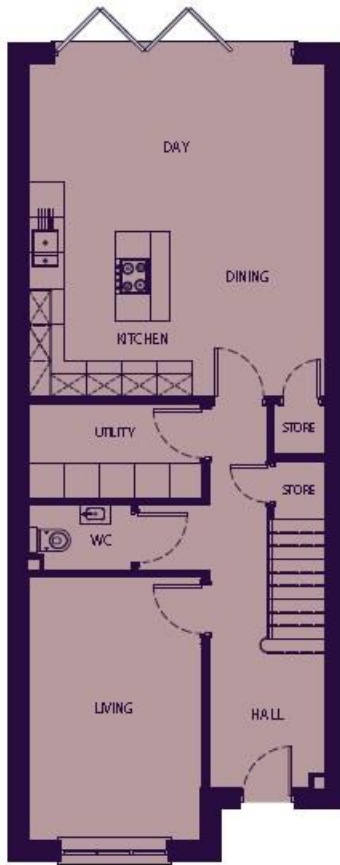
Further features include brushed chrome light switches/sockets, LED lighting, pre wiring for digital tv distribution and integrated wiring for home hub. To fully appreciate the full appeal and quality of these properties a personal inspection is highly recommended.

Externally the southerly facing rear garden has been landscaped with flagged patio, lawns, shrubs and fencing with off road parking.

DIRECTIONS – SK9 6BY

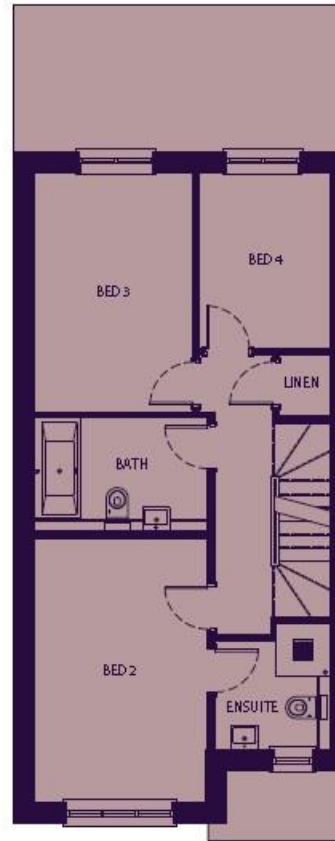
From our Alderley Edge office proceed out of the village along the main London Road (A34) towards Wilmslow. Once reaching the main Kings Arms roundabout take the second turning into Bedells Lane. Take the first turning left into Chapel Lane by the Carters Arms. Continue down Chapel Lane past the shops which becomes Moor Lane. After approximately 1 mile Pavilion Gardens will be found on the left hand side.





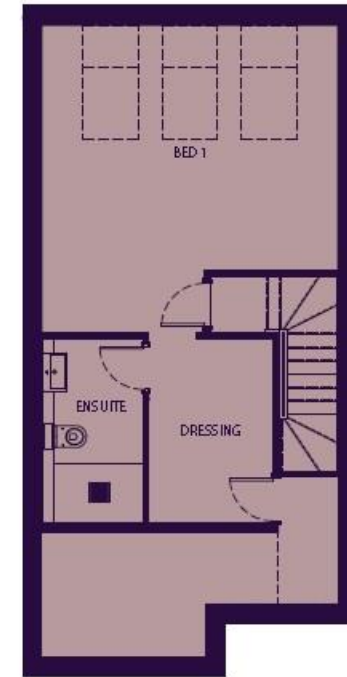
GROUND FLOOR

Living Room	4.486 x 2.960m max
Kitchen/Dining/Day	5.657 x 5.029m
Utility	1.595 x 2.960m
WC	1.1 x 1.75m



FIRST FLOOR

Bedroom 2	4.486 x 2.960m max
Bed 2 Ensuite	1.58m max x 1.96m
Bedroom 3	4.088 x 2.717m
Bedroom 4	3.018 x 2.208m
Bathroom	1.919 x 2.960m



SECOND FLOOR

Bedroom 1	5.088m max x 5.029m
Dressing Room	3.143 x 2.100m
Ensuite	3.143 x 1.732m

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