



*Jordan* fishwick

12 QUEENSBURY CLOSE, WILMSLOW, SK9 2GW  
Guide price £689,950

**12 QUEENSBURY CLOSE, WILMSLOW, SK9 2GW**

**\*\* BEAUTIFULLY PRESENTED CORNER PLOT \*\*** A substantial four bedroom detached family residence set in a pleasant cul-de-sac location. This beautifully presented and contemporary four bedroom, two bathroom detached home must be seen!! Situated on the ever sought after Regents Park development with local shops, and within easy reach of the A34 bypass providing access to Handforth Dean, Cheadle Royal, Wilmslow town centre and surrounding areas. There is also discreet pedestrian access to Wilmslow town centre and train station. This particular home offers versatile living space and the accommodation comprises in brief: entrance hallway, downstairs cloakroom/W.C., living room with dual aspect windows, extremely impressive open plan kitchen/diner/family room, separate utility and a conservatory. The first floor comprises: landing with fitted cloaks cupboard, master bedroom with modern fitted en-suite, three further well proportioned bedrooms and a white three piece family bathroom suite. The property is set within the corner of this desirable cul-de sac and a driveway to the front provides off road parking.

**Directions**

From our office in Wilmslow proceed on a northerly direction along Alderley Road to the first set of traffic lights. Keep to the right of Barclays Bank, proceed to the next set of traffic lights and continue across into Manchester Road to the Bollin Valley roundabout. Turn right onto the A538 and proceed to the A34 bypass. Turn left and proceed in a northerly direction and take the first exit on the left hand side signposted Dean Row. At the mini roundabout turn left into the Regents Park and Queensbury Drive will be found on the left hand side.

**Entrance Hallway**

Extremely attractive wood effect flooring, stairs to first floor, radiator, ceiling coving, frosted double glazed and stained glass windows to front, security alarm panel.

**Cloakroom/Downstairs W.C.**

Frosted double glazed window to side, radiator, low level wc, pedestal wash hand basin, attractive wood effect flooring, tiled splashbacks.

**Living Room 24'4" xinto bay x 13'2"into recess (7.42m x into bay x 4.01m recess)**

UPVC double glazed window to front and uPVC double glazed window to rear, two radiators, extremely attractive contemporary stone fire surround and hearth with inset gas fire, frosted uPVC double glazed window inset to side elevation.

**Kitchen/Diner/Family Room 25'2" max x 19'9" (7.67m max x 6.02m)**

**Kitchen Diner Area 19'9" x 13'1" (6.02m x 3.99m)**  
 A beautiful kitchen fitted with a range of base and wall units with solid wood work surfaces over incorporating one and a half bowl sink unit, five ring gas hob, fitted extractor hood, fitted modern oven and grill, uPVC double glazed window to side, radiator, centre island with solid wood work surface over, recessed spotlights. Door to utility and open plan to Family Room Area.

**Family Room Area**

UPVC double glazed window to rear, radiator, door to hallway. Open plan through to kitchen diner area.

**Utility**

Fitted base unit with single sink unit and mixer tap, composite side entrance door, radiator, space for American style fridge freezer.

**Conservatory 12'2" max to window x 11'9" max (3.71m max to window x 3.58m max)**

UPVC double glazed windows to side and rear, uPVC french style doors open to rear gardens, centre point ceiling fan.

**First Floor Landing**

Double fitted cloaks/storage cupboard, radiator, uPVC double glazed window to front with stained and leaded glass.

**Master Bedroom 16'4" x 11'8" (4.98m x 3.56m)**

A good size double bedroom with uPVC double glazed window to front, radiator, television aerial point. Door to en suite.

**En-Suite**

Contemporary suite comprising shower with double shower tray and drench style shower head, pedestal wash hand basin, mosaic style tiled splashbacks, low level wc, bidet, ladder style heated towel rail, spotlights, frosted uPVC double glazed window to rear.

**Bedroom Two 11'0" x 8'0" (3.35m x 2.44m)**

Attractively presented with double glazed window to rear and radiator.

**Bedroom Three 10'11" x 10'4" (3.33m x 3.15m)**

UPVC double glazed window to rear, ceiling hatch and radiator.

**Bedroom Four 10'4" x 8'7" into wardrobes (3.15m x 2.62m into wardrobes)**

UPVC double glazed window to front, range of contemporary fitted wardrobes and radiator.

**Family Bathroom**

Fitted with a three piece suite comprising panelled bath with shower tap attachment, electric shaver point, tiled walls and floor, low level wc, pedestal wash hand basin, frosted uPVC double glazed window to rear and fitted storage cupboard.

**Outside**

**Gardens**

To the front of the property the driveway provides off road parking for several vehicles. Whilst to the rear there is a south westerly facing garden mainly laid to lawn with stone paved patio area and mature shrub bed borders.

**Double Garage 17'9" x 17'8" (5.41m x 5.38m)**

Two up and over doors, wall mounted gas central heating boiler, ceiling hatch.

**\*\* DRAFT DETAILS \*\***



**GUIDE PRICE £689,950**



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.  
 Made with Metropix ©2018



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>72</b>	<b>76</b>	(21-38) <b>F</b>	<b>70</b>	<b>74</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.