

3 Shenhurst Close, Wilmslow, Cheshire, SK9 6NB

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A spacious refurbished and remodelled detached five bedroom family house with appealing elevations and a superb internal layout, ideal for modern family living located in a highly desirable and sought after quiet South Wilmslow cul de sac and is situated in the Ashdene School catchment area.

The refurbished accommodation comprises to the ground floor with all principle rooms benefiting from tiled flooring and underfloor heating with glazed oak panelled doors, entrance hall, lounge with focal point of attractive fireplace and inset living flame effect gas fire, study, downstairs WC, dining kitchen fitted with modern white high gloss units enhanced with granite work surfaces and integrated Miele appliances, family/playroom and a useful utility room. To the first floor off the large landing, there is a master bedroom with built in wardrobes and beautifully fitted en suite bathroom, four further bedrooms and a family bathroom with separate shower.

Externally to the front of the property there is a block paved driveway providing off road parking for several vehicles with access to the integral garage with flower and shrub boarders with gated side access to the rear gardens. To the rear of the property, the principle reception rooms give access on the particularly private paved patio and enclosed lawned gardens which is surrounded by a mature border with many shrubs, trees and bushes.

The accommodation comprises of;

Ground Floor

Porch: Outside light, oak panelled front door with glazed insert, opening to;

Entrance Hall: Ceiling cornice, down lights, power points, limestone tiled flooring with underfloor heating. Stairs to first floor with under stairs storage cupboard, glazed oak panelled doors opening to;

Cloakroom/WC: Double glazed window to side, modern white suite comprising of; low level WC, wall mounted wash hand basin, limestone tiled floor and half tiled walls, ceiling coving, downlights.

Study: 8' 6" x 8' 1" (2.60m x 2.46m) Double glazed windows to front, ceiling cornice, downlights, power and telephone points, limestone tiled floor with underfloor heating.

Play Room: 15' x 9' 2" (4.57m x 2.80m) Double glazed window to front, downlights, power and TV aerial points, storage cupboard, limestone tiled floor with underfloor heating, door to integral garage.

Living Room; 20' 7" x 11' 11" (6.28m x 3.63m) Double glazed windows and French

doors to rear, double glazed windows to side, focal modern gas flame fire, ceiling cornice, downlights, TV aerial and power points, limestone tiled flooring with underfloor heating.

Kitchen Diner: 19' 7" x 15' 8" (5.97m x 4.77m) Double glazed window and French doors to rear, double glazed window to side, fitted with a modern range of white high gloss wall and base units with granite work surfaces over to splash backs. Inset 11/2 bowl sink unit with mixer tap over. Integrated 'Miele' appliances consisting of; 5 ring gas hob with extractor hood over, two conversion ovens, steam oven, coffee machine and two dishwashers. Space and plumbing for American fridge freezer, kickboard lighting, downlights, power points, TV aerial point, limestone tiled flooring with underfloor heating.

Utility Room: 6' 3" x 5' 10" (1.91m x 1.78m) Personal door to side, fitted with a modern range of wall and base units with granite work surfaces over to splash backs, inset stainless steel sink unit with mixer tap over, space and plumbing for washing machine and dryer, limestone tiled flooring, downlights, ceiling cornice.

Integral Garage: 17' 3" x 9' 4" (5.27m x 2.85m) Up and over door, personal door to side, wall mounted boiler for domestic hot water and central heating, fuse box.

Landing: 15' 7" x 10' 1" (4.76m x 3.08m) Ceiling coving, radiator, power points, access to loft space with pull down ladder, doors off to;

Bedroom 1: 16' 3" x 12' 3" (4.95m x 3.74m) Double glazed bay window to front, ceiling coving, radiator, power points, TV aerial point, built in wardrobes with hanging rails and shelving, downlights, door to:

En Suite Bathroom: 9' 1" x 7' 9" (2.78m x 2.37m) Double glazed window to side. Fitted with a modern white suite comprising of; panelled bath with mixer tap, walk-in mains fed shower with glazed screen, low level WC, wall mounted wash hand basin with mixer tap. Limestone effect tiled walls and floor with under floor heating, featured mirrored wall, chrome heated towel radiator, downlights, shaver point and extractor fan.

Bedroom 2: 12' x 11' 9" (3.66m x 3.58m) Double glazed window to rear, radiator, power points, ceiling coving.

Bedroom 3: 11' 1" x 10' 8" (3.39m x 3.26m) Double glazed window to front, radiator, ceiling coving, power points, built in wardrobes with hanging rail and shelving.

Bedroom 4: 11' 9" x 10' 9" (3.58m x 3.27m) Max. Double glazed window to rear, ceiling coving, radiator, power points.

Bedroom 5: 11' 9" x 8' 5" (3.58m x 2.57m) Double glazed window to rear, ceiling coving, radiator, power points.

Family Bathroom: 10' 8" x 6' 11" (3.25m x 2.10m) Double glazed windows to side. Fitted with a modern white suite comprising of; panelled bath with mixer tap and shower attachment, walk-in shower cubicle with mains fed shower and glazed shower screen, low level WC, wall mounted wash hand basin with mixer tap and storage under. Chrome heated ladder style towel radiator, vanity mirrored walls, tiled walls and floor with under floor heating, downlights, extractor fan.

Outside

Garden: Externally to the front there is a blocked paved driveway, providing off road parking for several cars, with shaped flower bed boarders. To the rear of the property there is a paved patio leading onto the lawned gardens with mature planted boarders.

Location: Shenhurst Close is situated within the popular district of South Wilmslow and is conveniently located within easy access of Wilmslow's fashionable town centre with its excellent range of shops and general services. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive, as is Manchester International Airport. The A34 by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. There are excellent schools and nurseries in the area for children of all ages including Ashdene and Lindow primary schools, both of which are within walking distance.

Directions: From our office in Alderley Edge, proceed in a northerly direction to Wilmslow and at the Kings Arms roundabout, take the first exit into Knutsford Road and then turn first right into Gravel Lane. Continue along Gravel Lane for a good distance and Shenhurst Close will be seen on the right hand side where the property will be found. For satellite navigation use the postcode (SK9 6NB).





GROUND FLOOR
APPROX. FLOOR
AREA 1155 SQ.FT.
(107.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1055 SQ.FT.
(98.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2210 SQ.FT. (205.3 SQ.M.)

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 Performance Certificate

3, Shenhurst Close, WILMSLOW, SK9 6NB
 Dwelling type: Detached house
 Date of assessment: 02 October 2017
 Date of certificate: 02 October 2017
 Reference number: 9056-2842-7306-9203-8965
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 184 m²

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,095
Over 3 years you could save	£ 912

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 567 over 3 years	£ 282 over 3 years	You could save £ 912 over 3 years
Heating	£ 3,024 over 3 years	£ 2,661 over 3 years	
Hot Water	£ 504 over 3 years	£ 240 over 3 years	
Totals	£ 4,095	£ 3,183	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 150	
2 Low energy lighting for all fixed outlets	£135	£ 231	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 387	

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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