

Green Lawns, 26 Carrwood Road, Wilmslow, SK9 5DL

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FOR SALE
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The property is approached over a paved driveway that leads to the covered entrance porch and oak front door. The entrance hall has Indian slate tiled floor with American oak skirting boards, doors and architraving to all doors opening to the ground floor reception rooms. The 35' drawing room has Karndean flooring, feature inglenook fire place and French double doors to the rear that makes it a wonderful entertaining room. The kitchen family and dining room is also of note and forms the heart of the house and has a range of custom built Johnson and Johnson walnut contemporary style, wall and base units with granite work surfaces with integrated top quality Miele appliances and a recess for an American style fridge freezer. This light and spacious room has double doors opening on to the rear Indian stone flagged terrace. The utility room lies off the kitchen and is fitted with oak wall and base units with integrated appliances making a small second kitchen, and downstairs wc. There is also a study, dining room and a further sitting room to the ground floor all accessed of the entrance hall.

To the first floor half landing, there is a feature window to the front providing light to the large and airy landing, the master bedroom has an en suite shower room, the second and third bedrooms have fitted wardrobes, the fourth bedroom has an en suite cloakroom and there is a separate family bathroom with high quality fittings.

Externally to the front there is a driveway providing off road parking for several cars and access to the garage, a sunken garden that is mainly laid to lawn with mature flower and shrub borders. To the rear there is a terrace expanding the full width of the house open onto the garden laid to lawn with flower and shrub borders with gated access onto the Carrs.

The property is located on one of Wilmslow's premier roads and viewing is highly recommended.

Ground Floor

Entrance Porch: Tiled floor, oak front door with glazed panel insert.

Entrance Hall: 14' x 11' 11" (4.26m x 3.64m) Ceiling cornice, chrome effect down lighters, Indian slate floor, American oak architraving, doors and skirting boards, stairs to first floor, radiator, chrome effect power points.

Drawing Room: 35'7" x 17' Narrowing to 11'11" (10.85m x 5.18m narrowing to 3.64m) Upvc double glazed window to front, inglenook with contemporary fire place with living gas flame effect pebbled fire, Upvc double glazed side windows, Karndean oak effect flooring, Upvc French doors leading to the garden, American oak skirting boards, chrome effect down lighters and power points, television aerial point, radiators.

Dining Room: 21' 2" x 10' 4" (6.45m x 3.15m) American oak glazed panelled double doors open from the entrance hall, chrome effect down lights and power points, Indian slate flooring, radiators, Upvc French doors to the rear.

Sitting Room: 14' 9" x 13' 11" (4.50m x 4.24m) Upvc double glazed window to front, chrome effect down lights and power points, radiator.

Study: 6' 9" x 4' 11" (2.07m x 1.50m) Max. Upvc double glazed window to front, Indian slate flooring, chrome effect power points.

Kitchen/Breakfast/Family Room: 29' 2" x 25' 6" (8.88m x 7.78m) Max' L' shaped. Fitted with a range of custom built Johnson and Johnson wall and base units with walnut doors and granite work surfaces over to tiled splash backs, three inset 'Blanco' sinks, one with salad washer, one with waste disposal unit served by professional style single lever mixer tap with spout and diverter to spray and rinse feature, integrated Miele appliances include five ring gas hob with extractor over, double oven, coffee machine, dishwasher and wine fridge. There is space for an American style fridge freezer. Upvc double glazed window and French doors to rear, Indian slate flooring, remote control Velux window, radiator, chrome effect down lights and power points.

Utility Room: 8' 11" x 12' 6" (2.71m x 3.81m) Max 'L' Shaped. Fitted with a range of oak wall and base units with rolled edge surfaces to tiled splash backs, integrated 'Miele' appliances include: Four ring gas hob, electric oven and extractor hood over, plumbing for automatic washing machine, down lights, Upvc double glazed door to side, Indian slate floor.

Cloakroom/WC: Upvc double glazed window to side, low level wc, Indian slate flooring, radiator.

First Floor

Landing: Feature leaded detail window to front, central heating radiator, American oak skirting boards, doors and architraving to all first floor rooms, access to roof space.

Master Bedroom: Master Bedroom: 13' 10" x 11' 11" (4.22m x 3.63m) Upvc double glazed window to front, radiator, American oak skirting boards, chrome effect power points.

En Suite: Upvc double glazed window to front, white suite comprising: double shower cubicle, low level wc, wash hand basin.

Bedroom 2: 14' 5" x 14' 0" (4.39m x 4.27m) Upvc double glazed window to front, American oak skirting, chrome effect power points and television aerial point, built in wardrobes with oak and acid etched glazed doors, with hanging rail and shelving, radiator.

Bedroom 3: 14' 0" x 10' 7" (4.27m x 3.23m) Upvc double glazed window to rear, fitted with a range of wardrobes with hanging rail, shelving and drawers, recess for double bed, radiator, American oak skirting boards, chrome effect power points.

Bedroom 4: 12' 0" x 7' 10" (3.66m x 2.39m) Upvc double glazed window to rear, radiator, chrome effect power points, American oak skirting boards, door to:

En Suite WC: Upvc double glazed window to rear, white suite comprising of: low level wc, wall mounted wash hand basin, tiled walls and floor.

Bathroom: Fitted with a contemporary white suite comprising of large walk in shower with curved glazed shower screen, low level wc, wall mounted wash hand basin, bidet, tiled walls and floor, inset chromed down lights, extractor fan, heated ladder style chrome radiator. Upvc double glazed window to rear, chrome down lights.

Outside

Garage: Integral Garage with up and over door, with power and light

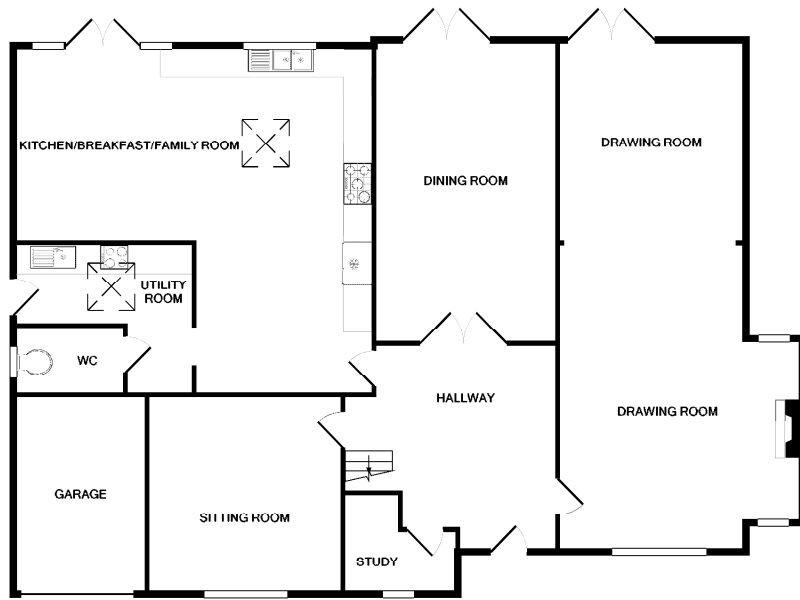
Garden: To the front of the house there is a stone flagged driveway providing parking for several cars and access to the garage and a sunken garden with raised flower beds and a dry stone dwarf wall to the front boundary.

The gardens to the rear are beautifully landscaped and lit providing a delightful backdrop and are very much part of the entertaining area with a full width rear Indian stone flagged terrace with steps down to the lawned garden with its shaped flower beds with mature planting. A gate provides direct access onto the Carrs to enjoy the woodland walks along the river Bollin. There is also a thatched summer house and further seating areas to enjoy this delightful private landscaped garden.

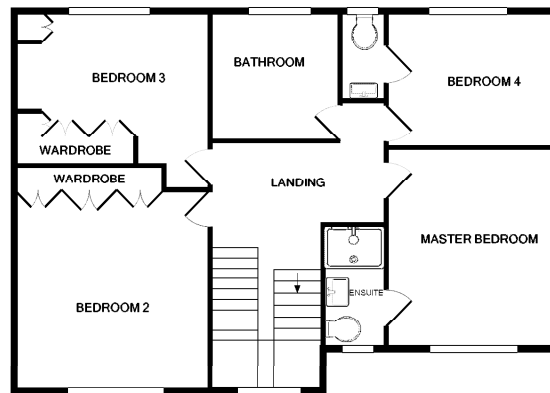
Directions: From the centre of Wilmslow turn on to Water Lane and head in a Westerly direction. Turn right onto Kennerleys Lane, at the junction with Hawthorn Lane turn left and take the next right onto Carrwood Road where the property shall be found on the right hand side after 0.2 of a mile.

Location: The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. 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 Wilmslow by-pass is within easy reach and provides access to the superstore at Handforth Dean and Cheadle Royal and thereon to the business centre's of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan, no warranty is made as to the accuracy of the measurements or the area of the property. The floor 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 is given as to their operation or efficiency. See also the EPC.

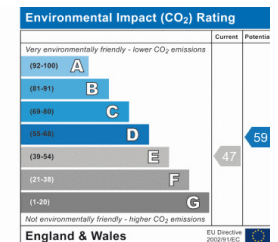
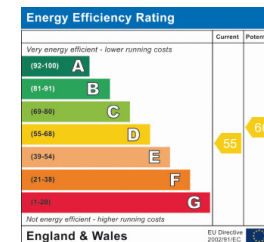
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All measurements are approximate

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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