



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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3 Deacon Close

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£1,195,000

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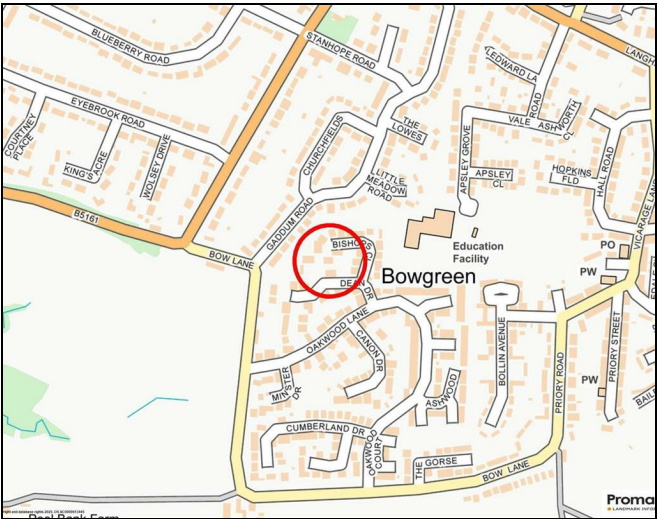
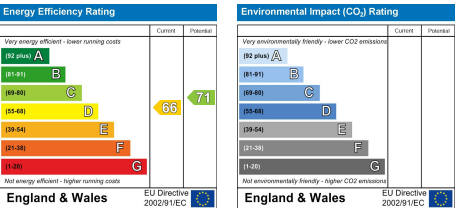


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A SUPERBLY APPOINTED, EXTENDED AND IMPROVED DETACHED FAMILY HOME LOCATED AT THE HEAD OF A CUL DE SAC WITHIN WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS, SHOPS AND BOLLIN VALLEY WALKS. 2382sqft.

Porch. Hall. WC. Lounge. Family Room. 400sqft Open Plan Live In Dining Kitchen. Utility. Five Double Bedrooms. Three Baths/Showers. Driveway. Double Garage. Sunny Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A superbly appointed, extended and improved modern Detached family home enjoying a head of cul de sac location on this highly popular development and within walking distance of The Bollin and Bowdon Church Schools and with Bollin Valley walks and local convenience shops nearby.

The property is the largest house design on this development and has been extended to add to the accommodation further and provides Two good Reception Rooms to the Ground Floor in addition to a 400 square foot Open Plan Live In Dining Kitchen with Utility Room off, whilst to the First Floor are Five Double Bedrooms, all with fitted furniture, served by Three well-appointed Bath/Shower Rooms, Two being En Suite.

Externally, a Driveway provides ample off street parking, in addition to the large Double Garage and the property stands on one of the largest Garden plots on the development with a good-sized, well screened rear Garden enjoying a rear east and side south facing aspect.

An excellent example of a most popular style of Family Home in a great location.

Comprising:

Porch. Wood-finish, uPVC Entrance door to the Hall.

Hall with Amtico vinyl flooring and a spindle balustrade staircase to the First Floor. Replacement, part-glazed doors to the Ground Floor accommodation.

Ground Floor WC with window to the side.

Lounge. Approached via double doors from the Hall with a window to the front garden, further window to the side and a fireplace inset into an inglenook flanked by two further arched windows.

Family Room with French doors giving access to and enjoying aspects of the gardens.

400 square foot Live In Dining Kitchen. A fantastic open plan space which has been extended from its original form and has modern wood-finish flooring throughout. The Living and Dining Area has French doors giving access to and enjoying aspects of the gardens, whilst within the Breakfast Kitchen Area there is a part-vaulted ceiling, opening to further French doors and tall windows. Additional window to the side.

The Kitchen itself is fitted with an extensive range of Shaker-style units with granite worktops over arranged around a central island unit incorporating a sink. There are integrated appliances which include a Rangemaster cooker, a Bosch American-style fridge freezer, a microwave and a dishwasher.

Part-glazed double doors to the Utility Room with continuation of the wood-finish flooring. Window to the front and door leading outside and fitted with an extensive range of matching units with sink and space for washing machine and dryer. Cupboard housing the gas fire central heating boiler.

First Floor Landing with panelled doors to the Bedroom accommodation and a cupboard housing the hot water cylinder. Window to the front.

Principal Bedroom One with windows to the front and side and built-in wardrobes.

En Suite Shower Room with large shower area with drench showerhead, wash hand basin with toiletry cupboards below and WC. Extensive tiling to the walls and floor. Ladder radiator. Window to the side.

Bedroom Two overlooking the rear gardens. Built-in wardrobes.

En Suite Shower Room.

Bedroom Three overlooking the rear. Built-in furniture.

Bedroom Four overlooking the rear. Built-in wardrobe.

Bedroom Five with a window to the front. Built-in wardrobe.

Family Bathroom well-appointed with a white suite providing a shower and bath with drench showerhead over, wash hand basin with toiletry cupboards beneath and WC. Extensive tiling to the walls and floor. Ladder radiator.

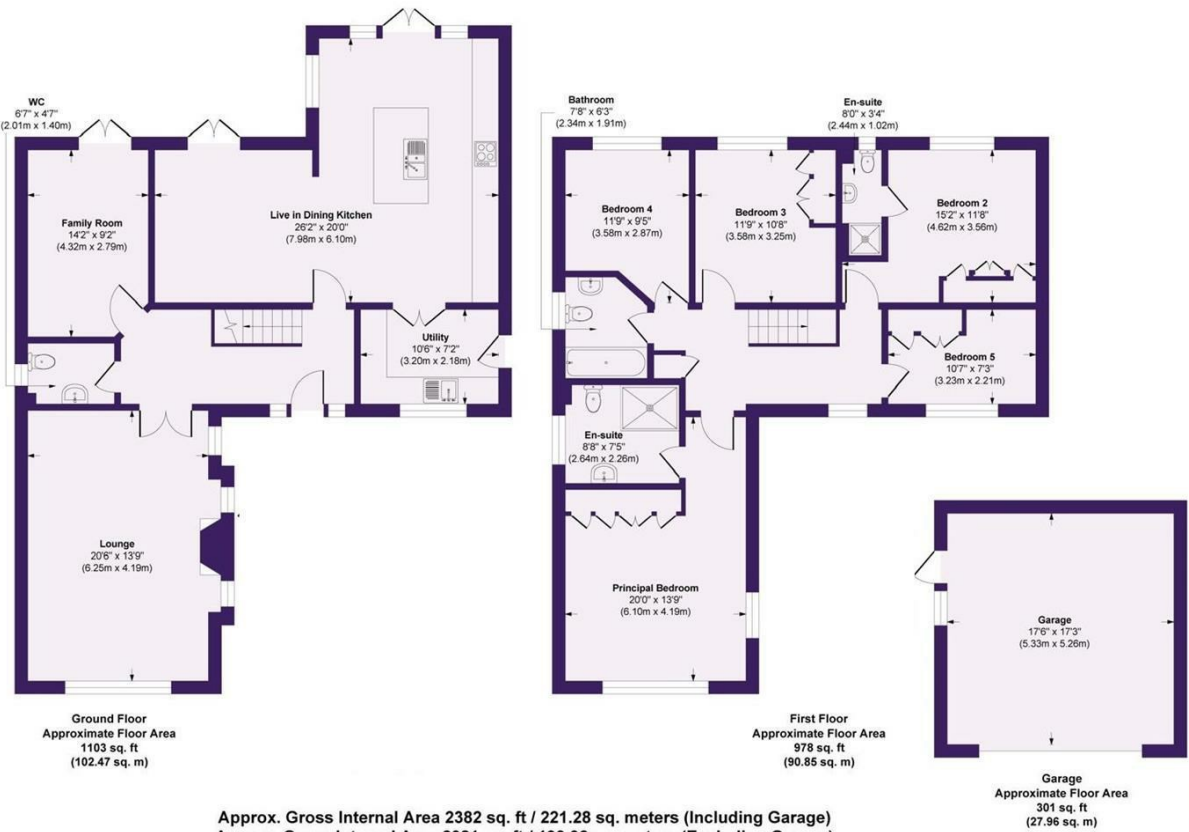
Externally, the front of the property is approached via a double-width driveway providing good off street parking which leads to the substantial Detached Double Garage with a remote control-operated up-and-over door to the front. Electrical vehicle charging point.

The property enjoys fabulous Gardens and is probably one of the larger plots on the development with a good-sized area of lawn to the front and enclosed with maturely stocked borders and laurel hedging.

There is access down the side of the property to the rear Garden which has stone paved patio areas returning across the back of the house accessed via the Live In Dining Kitchen. Beyond this, the Garden provides a deep area of lawn, again with maturely stocked borders including conifer hedging giving all year-round screening. The Garden enjoys a rear east and side south facing aspect. There is a large electrically operated canopy over the patio area.

This fantastic garden completes a first class family home on this highly popular development.

- Freehold
- Council Tax Band G



Approx. Gross Internal Area 2382 sq. ft / 221.28 sq. meters (Including Garage)
Approx. Gross Internal Area 2081 sq. ft / 193.32 sq. meters (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.