



Modernist style new build residence

76C Knutsford Road, Wilmslow, Cheshire, SK9 6JD

Freehold



New build property • Three bedrooms • Two bathrooms
• Utility Room • Electric car charging point • New
Homes warranty • Council Tax TBC Anticipated D

Local information

Enjoying prime south Wilmslow positioning and only 0.7 miles from the town centre, this contemporary property is set behind the building line, almost completely hidden from roadside view.

Ofsted* rated 'Outstanding' Ashdene Primary School is 0.2 miles away and Wilmslow High School is 0.8 miles away.

The property is 1.1 miles from Wilmslow train station which offers a 1 hr 51 min service to London Euston, a 19 min service to Manchester Piccadilly and a 10 min service to Manchester Airport (5.7 miles).

About this property

Individually designed and constructed by renowned developers Henderson Homes, this modernist style detached residence is truly exceptional. Offering a specification, finish and architectural style often reserved for a price sector several times greater, the property represents a truly rare opportunity for prospective buyers. Approached through electrically operated gates and set behind a long driveway offering extensive secure parking, this contemporary home is perfectly designed for modern living, suitable as a permanent residence, 'lock up and leave', or the ultimate pied-à-terre.

Constructed of contrasting handmade Belgian brick and white rendered elevations with VELFAC Scandinavian aluminum windows and a Nordan front door, the striking façade makes a lasting first impression. This

highly energy efficient 'B' rated home is finished to an uncompromising specification; highlights include a fitted alarm and CCTV, electric car charging point, underfloor heating to the ground and first floors, Duravit sanitaryware and Hansgrohe brassware to the bathrooms.

A spacious entrance hall provides a welcoming first impression featuring oak parquet flooring. To the left of the hall the parquet flooring flows into the 20'11" lounge which is spacious enough to allow an open plan study one end. The highlight of the ground floor accommodation is the impressive open plan living/dining/kitchen fitted with a Siematic kitchen arranged around an island with quartz work surfaces. There is a comprehensive range of appliances including Quooker Fusion tap, Bora Hob, Siemens electric fan and combi ovens, fridge, freezer and dishwasher. The ground floor is completed by a fitted utility room and a WC. The first floor galleried landing leads to a beautifully appointed house bathroom with shower over the bath and three well-proportioned bedrooms. The principal bedroom benefits from en suite shower room facilities.

There is a modest lawned garden designed for low maintenance which enjoys a high degree of privacy whilst a porcelain terrace adjoins the kitchen doors providing the perfect space for outdoor entertaining. An attached 20' outbuilding provide useful additional storage.

* <https://reports.ofsted.gov.uk/>





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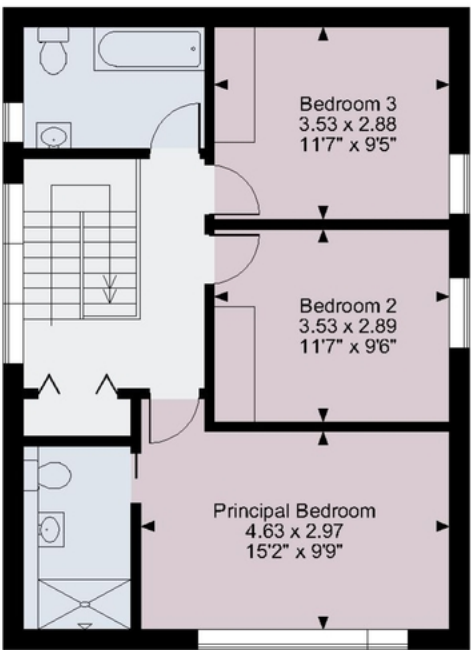
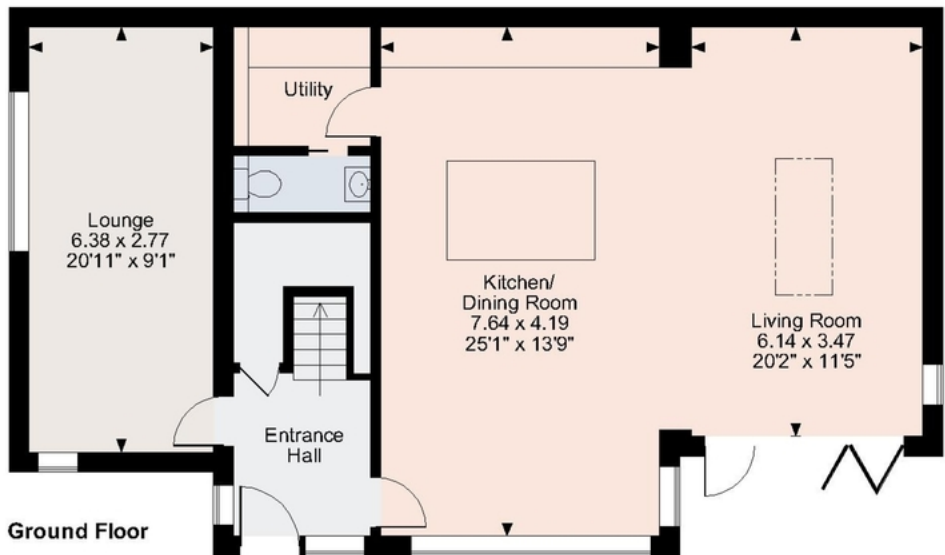
Gross internal area (approx) 1,618 sq ft / 150 sq m



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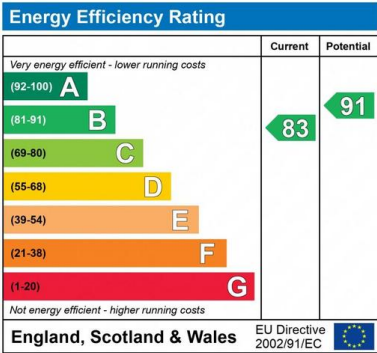
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First Floor

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