



Tumblewood Drive Cheadle Cheshire SK8 1JZ

A magnificent detached residence offering beautifully appointed family accommodation which is sure to impress the most discerning of purchasers. In brief the accommodation comprises, Large Porch, superb reception hall with galleried landing, cloakroom, 5 beds, 2 baths, 1 shower room, 3 receptions, stunning dining kitchen with snug, fitted utility room, and double garage.

The property stands in beautifully landscaped gardens and occupies a fine cul-de-sac position. The accommodation is completed to a high specification where no expense has been spared.
Viewing a must!



5 Tumblewood Drive, Cheadle, Cheshire, SK8 1JZ

PURCHASE PRICE: £799,950

DESCRIPTION: Forming part of a small select development of high calibre homes, we are pleased to offer for sale this magnificent five bedroom detached residence standing in beautifully landscaped gardens.

The accommodation has been extensively yet thoughtfully improved by the present owners, an early viewing being highly recommended. The accommodation benefits from Upvc double glazing and briefly comprises, spacious porch, superb reception hall, cloakroom with w.c, study, attractive lounge with feature fireplace, , 14 x 13'4 family room, stunning fitted dining kitchen with dining area and snug, utility room. To the first floor there is an impressive galleried landing, master bedroom with en-suite dressing room and en-suite bathroom, four further bedrooms, one with en-suite shower room, and superb family bathroom. Outside the property stands in beautifully landscaped gardens, the rear of which enjoys a good degree of privacy and a South Westerly aspect. In addition there is a detached double garage.

A fabulous family home, well worth an internal viewing!

LOCATION: The property occupies an enviable cul-de-sac position, on an exclusive development, situated approximately one mile from Cheadle centre. In addition to the shopping facilities found in Cheadle centre, the two new John Lewis and Sainsbury's superstores are approximately quarter of a mile away. Excellent State and Independent schools serve the area. For the commuter the North West motorway network can be accessed approximately one mile away.

DIRECTIONS: From our Cheadle office, turn right into Wilmslow Road. Continue along Wilmslow Road turning right into Schools Hill. Continue along Schools Hill and turn second left into Brackenwood Drive. Continue along Brackenwood Drive turning first left into Tumblewood Drive. The property can be found on the left hand side.

PORCH Marble tiled flooring, Upvc double glazed.

Ground Floor

ENTRANCE HALL A spacious and impressive entrance hall with spindled staircase leading to galleried landing, double radiator, dado rail, inset ceiling spotlights, solid Oak flooring.

CLOAKROOM A spacious cloakroom re-fitted with a new suite incorporating a low level w.c, hand wash basin, cloaks cupboard, ladder style radiator, inset ceiling spotlights, Italian style tiled walls, wooden flooring.

STUDY 10'3 X 9'3 (3.12m X 2.82m) Deep Upvc double glazed bay window, radiator, coving to ceiling, telephone point.

LOUNGE 21'3 X 15'3 (6.48m X 4.65m) A most attractive room decorated with designer wallpaper, living coal gas fire in a feature white marble fireplace with inset and hearth, inset ceiling spotlights, coving to ceiling, two double radiators, t.v point, telephone point, two Upvc double doors opening to the rear patio, double doors opening to the family kitchen.

FAMILY ROOM 14'9 X 13'4 (4.50m X 4.06m) An excellent well-proportioned family/sitting room including double radiator, inset ceiling spotlights, t.v point, telephone point, coving to ceiling, and double doors leading to an enclosed paved patio area with water feature.

OPEN PLAN 'L' SHAPED DINING KITCHEN/FAMILY ROOM 22'9 X 20'5 overall (6.93m X 6.22m overall)

Comprehensively fitted with a range of contemporary base and wall units incorporating granite working surfaces, inset 1½ sink unit, six ring hob with extractor hood, Neff double oven, integral dishwasher, Neff combi microwave & plate warmer, hotpoint chiller in island Upvc double glazed window, Spanish style marble tiled floor, two contemporary radiators, inset ceiling spotlights, double glazed patio doors, double doors opening to lounge, archway leading to:

FAMILY AREA 8'3 X 8' (2.51m X 2.44m) Upvc double glazed window, marble flooring.

UTILITY ROOM 11' X 8' (3.35m X 2.44m) Fitted with a range of matching Maple fronted base and wall units incorporating an inset single drainer stainless steel sink unit, plumbing for automatic washing machine, tiled splashbacks, radiator, Upvc double glazed door to rear garden, Spanish style marble floor, Glow worm gas fire condensing boiler.

First Floor

GALLERIED LANDING Coving to ceiling, inset ceiling spotlights, dado rail, access to loft.

MASTER BEDROOM 14'9 X 12'10 (4.50m X 3.91m)

Comprehensively fitted with a range of quality bedroom furniture incorporating wardrobes, bedside cabinets and extended dressing table with drawers below, radiator, remote controlled t.v, telephone point, inset ceiling spotlights, two Upvc double glazed windows.

DRESSING ROOM Fitted with a range of mirror fronted wardrobes, Upvc walk in bay window, double radiator, inset ceiling spotlights

EN-SUITE BATHROOM Beautifully refitted with a white suite comprising two pedestal wash basins, low level w.c, double shower cubicle, Italian designed fully tiled walls, ladder style radiator, wood laminate floor, inset ceiling spotlights, Upvc double glazed window.

BEDROOM TWO 14'9 X 11'7 (4.50m X 3.53m)

Comprehensively fitted with a range of attractive bedroom furniture including a single bed recess with side cabinets, extended dressing table with chest of drawers, display/bookshelves above, full width fitted wardrobes, coving to ceiling, telephone point, inset eyeball ceiling lights.

BEDROOM THREE 14'9 X 11'6 (4.50m X 3.51m) Fitted with a range of bedroom furniture incorporating a double bed recess with cupboards above, fitted wardrobes, extended dressing table/desk unit with drawers and corner displays, coving to ceiling, inset ceiling spotlights, radiator, Upvc double glazed window.

BEDROOM FOUR 11'4 X 11'1 (3.45m X 3.38m) Fully fitted with a range of bedroom furniture, radiator, inset ceiling spotlights, Upvc double glazed window, coving to ceiling.

BEDROOM FIVE 15'4 X 9' (4.67m X 2.74m) Double radiator, inset ceiling spotlights, two Upvc double glazed windows.

EN-SUITE SHOWER ROOM Shower cubicle, pedestal wash basin, low level w.c, Italian designed tiled walls, ladder style radiator, inset ceiling spotlights, extractor fan, ceramic tiled floor.

FAMILY BATHROOM A most attractive refitted family bathroom with white suite comprising feature stand-alone bath, two pedestal wash basins, low level w.c, separate shower cubicle, Italian design tiled walls, eyeball ceiling spotlights, ladder style radiator, Upvc double glazed window Karndean flooring.

OUTSIDE

DETACHED DOUBLE GARAGE Remote up and over doors, electric light and power points.

EPC RATING -D

AGENTS NOTE 1: The property has been granted full planning permission for a separate double garage with double bedroom and en-suite over.

AGENTS NOTE 2: The property benefits from external and internal CCTV (hallway & landing)

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.

REF: 11036



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.
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