



Highcot, 34a Hollin Lane
Styal, Wilmslow, SK9 4JH

- QUALITY BESPOKE DETACHED
- FOUR DOUBLE BEDROOMS
- LARGE FAMILY/DINING/KITCHEN
- ROCA & GROHE BATHROOMS
- HIGH SPEC KITCHEN UNITS
- NEFF & BOSCH INTEGRATED APPLIANCES
- ELICA INDUCTION HOB WITH INTEGRATED EXTRACTOR
- GATED ENTRANCE
- GOOD SIZED PLOT WITH ENCLOSED GARDEN
- ELECTRIC CAR CHARGING POINT

Guide Price

£725,000

EPC Rating B





Property Description

Joules are delighted to bring to the market Highcot and Lowcot - a unique opportunity to acquire one of two individually designed, contemporary detached homes situated within good sized plots.

Constructed in the charming semi-rural village of Styal, both properties have been designed to make the absolute most of their spacious 180m² (1937 sq ft)

With underfloor heating to the ground floor, a canopied entrance leads to the spacious hallway which give access to the comfortable lounge with a customisable fireplace, and provision for a multi-fuel stove.

A family room/kitchen/diner runs across the rear of the property giving access via large sliding doors to the rear garden.

The bespoke kitchen offers high spec Silestone worktops and Neff/Bosch fitted appliances, the room enjoys Amtico flooring throughout.

As would be expected from a property of this calibre there is a ground floor cloak room.

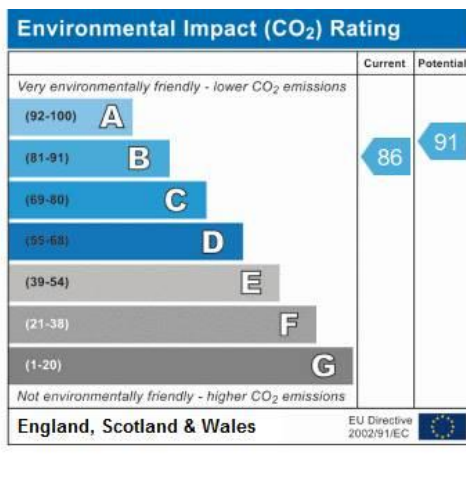
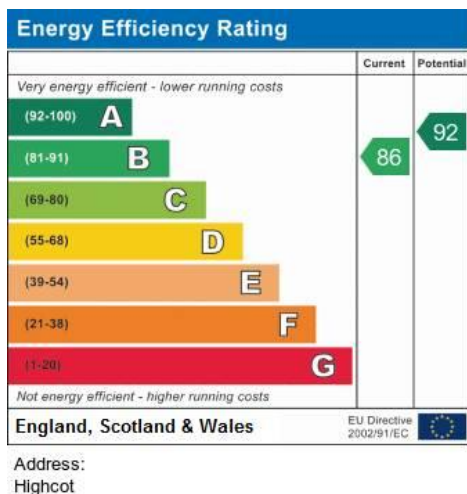
A turned staircase takes you to the first floor: Master bedroom with en-suite and dressing room, three further generous bedrooms, bedroom four offers a dressing room/office. The family bathroom is fully tiled with white Roca suite and Grohe taps/mixers.

Outside to the front the gated entrance opens onto the driveway providing off road parking a discrete yet convenient electric vehicle charge point. Gated access to the side elevation leads to the enclosed rear garden with a yorkstone patio abutting the property and lawned area.

For safety and security the property is alarmed with PIR detectors and door contacts, there is external lighting with PIR sensors to both the front and rear, mains connected smoke detectors and multipoint locking windows.

The energy saving features include high performance double glazing, high-efficiency gas boiler, high levels of insulation throughout and LED lighting

10 Year Warranty. The properties are protected by a 10-year warranty from Build Zone to provide complete peace of mind in your investment



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements