



**GASCOIGNE
HALMAN**

12 THISTLEWOOD DRIVE, WILMSLOW SK9 2RF

THE AREAS LEADING ESTATE AGENT



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Guide Price: £965,000

A tastefully renovated modern detached family residence boasting stylish accommodation with five bedrooms, four modern bathrooms, a stunning 28ft open plan living dining kitchen, separate sitting plus games room and private Westerly facing rear garden.

- A Recently Remodelled Detached Family Residence
- Spacious 28ft Open Plan Modern Living Kitchen
- Separate Sitting Room & Games Room With Bar
- Five Good Sized Bedrooms Plus Four Bathrooms and a Downstairs WC
- Principal Bedroom With Built-In Wardrobes & En-Suite
- Generous Westerley Facing Rear Garden
- Quiet Cul-de-Sac Position





We are delighted to introduce this recently remodelled & extended detached family home which enjoys a generous plot, situated in an ever-popular development within easy reach of Wilmslow town centre.

Immaculately presented throughout, the property offers spacious and beautifully presented accommodation with high quality fixtures and fittings. It comprises a welcoming entrance hallway with stairs leading to the first floor, a generous 18ft sitting room with feature bay-window and built-in media wall with fireplace and a separate family/games room with built in bar. A feature of the ground floor is the superb 28ft open-plan living-dining kitchen, perfect for entertaining, with integrated appliances and Quartz work surfaces and engineered wooden flooring. The light & bright dining area enjoys views over the rear garden and boasts a large ceiling lantern, bi-fold doors and French doors leading out to the garden and patio area. A separate utility room & downstairs wc is accessed via the kitchen and completes the ground floor.

To the first floor there are five good sized bedrooms, the largest of which benefits from built-in fitted wardrobes and a modern en-suite shower room. Bedrooms Two & Three also boasts modern fitted en-suites. An additional contemporary family bathroom serves the remaining two bedrooms. To the second floor stairs lead to a large useful loft room with Velux windows and gives excellent versatility.

Externally to the front there is a block paved driveway plus lawned garden, whilst to the rear there is a delightful Westerly facing garden mainly laid to lawn with mature planted borders, excellent privacy, paved patio for al fresco dining and fenced boundaries.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 2RF

TENURE

Leasehold for 999 years from 29/09/1977 with a ground rent of £140 (subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

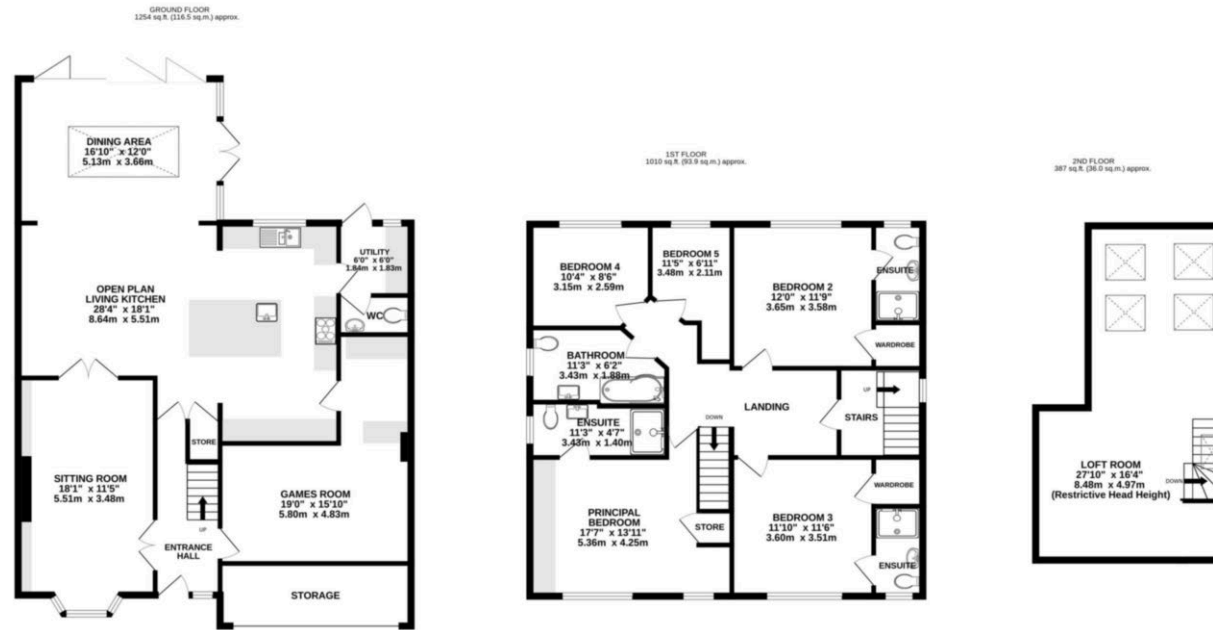
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 2651 sq.ft. (246.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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