



**Fletsand Road
Wilmslow
Cheshire
SK9 2AB**

**Offers in Excess of
£3,400,000**

bettermove

Fletsand Road Wilmslow

Bettermove are proud to present this immaculately presented 5 bedroom detached house in Wilmslow. This property combines modern luxury living with practical living spaces making it the ideal home for those seeking both elegance and comfort.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the gated driveway and triple garaging. The council tax band is H.

The interior of this large and contemporary property comprises two spacious reception rooms, open plan modern fitted kitchen with dining area and a convenient WC on the ground floor. The highlight of the ground floor is the luxurious indoor swimming pool area with a jacuzzi, two sauna rooms and leisure area with bar. The first floor consists of 5 double bedrooms including the master suite with a dressing room and large ensuite bathroom. There are four further bedrooms with two ensembles and the family bathroom. On the lower ground floor there is a wine cellar, media room and gym.

The exterior boasts a private rear garden in all about 0.65 of an acre, perfect for enjoying the summer months.

Located in the popular residential area of Wilmslow, situated on one of Cheshire's most desirable roads. The property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found within walking distance in Wilmslow town centre and Train Station.

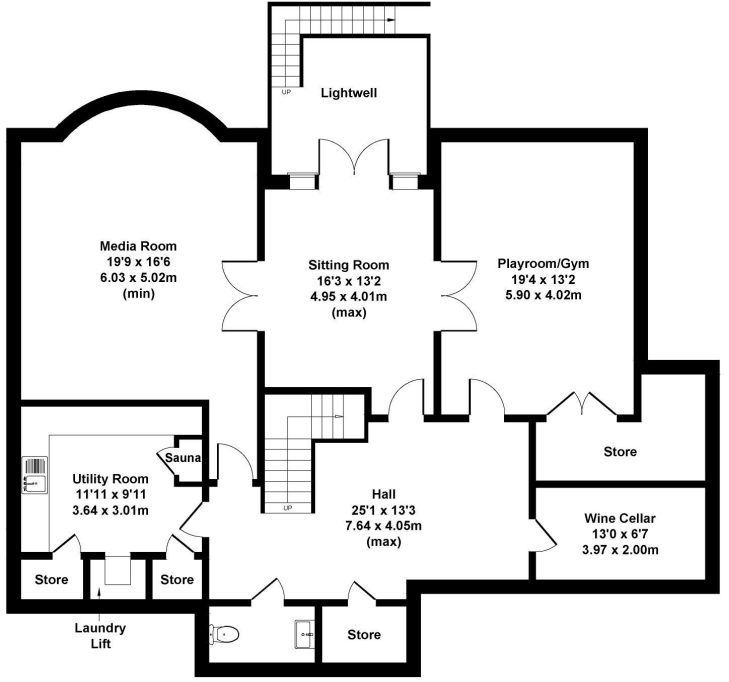
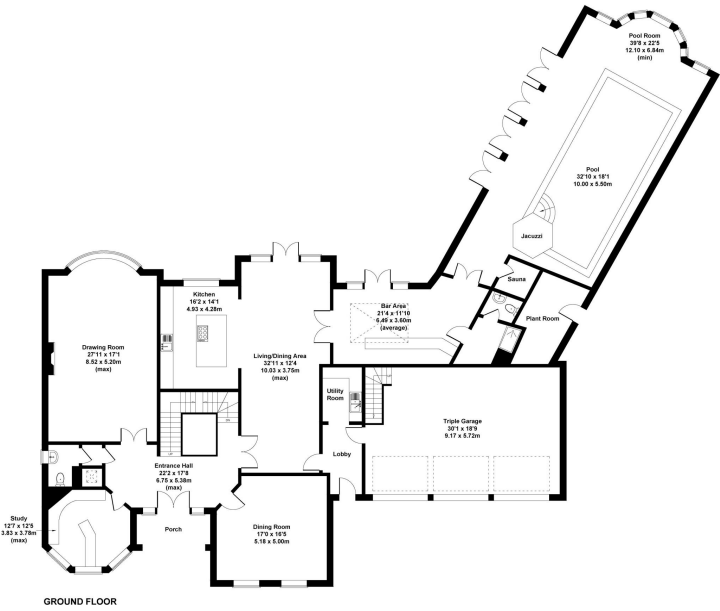
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





LOWER GROUND FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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