







Rowan House, Smithy Lane, Hulme Walfield, CW12 2JG

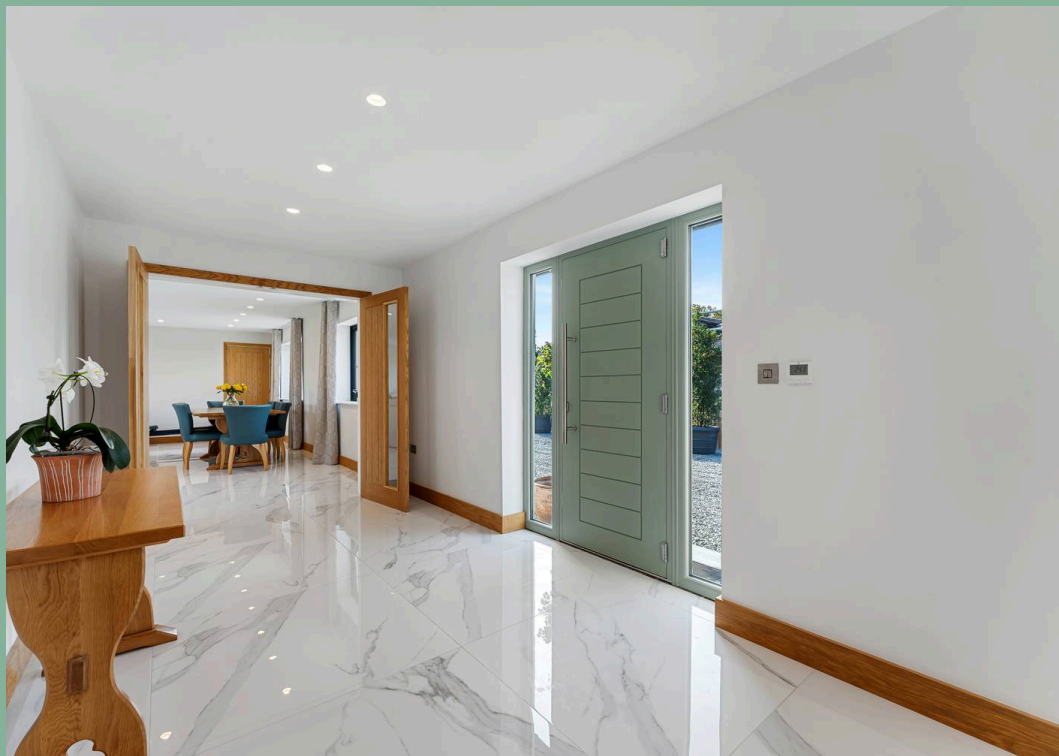
- Open Countryside Views
- Recently Built Detached Bungalow
- Open-Plan Living/Dining Kitchen
- Attached double garage with EV charging point

Nestled at the end of a long driveway Rowan House is an impressive, new home boasting over 2,500 square feet of accommodation boasting far reaching views across the neighbouring countryside. Designed with modern living in mind, the property offers spacious and beautifully presented single-storey accommodation, with an impressive open-plan living space and excellent bedroom accommodation.

The welcoming entrance hall leads through to the heart of the home, where the kitchen opens seamlessly into a substantial living and dining area. The contemporary fitted kitchen features an extensive range of cabinetry, generous work surfaces, a large central island with breakfast bar seating and a range of integrated appliances. The adjoining living and dining space is exceptionally well proportioned, with large areas of glazing and bi-folding doors flooding the room with natural light and opening directly onto the terrace and gardens.

A separate utility/boot room provides useful additional storage and laundry facilities, whilst a cloakroom/WC completes the central accommodation.





The principal bedroom is particularly impressive, enjoying excellent proportions together with two dressing rooms and a luxurious en-suite bathroom featuring a freestanding bath, separate walk-in shower and twin wash basins. There are three further well-proportioned bedrooms, one benefiting from its own en-suite shower room, whilst the remaining two bedrooms share a Jack and Jill bathroom with a bath and overhead shower.

Externally, Rowan House sits within generous grounds which provide a wonderful sense of space and privacy. The extensive gardens are predominantly laid to lawn, with a large terrace running along the rear of the property providing an ideal setting for outdoor dining and entertaining with five sets of bi-folding doors opening onto the garden. The terrace and gardens overlook the neighbouring countryside and boast superb open far-reaching views.

The generous driveway provides ample off-road parking and leads to the attached double garage, providing further secure parking and storage space, together with an electric vehicle charging point.

Important Information

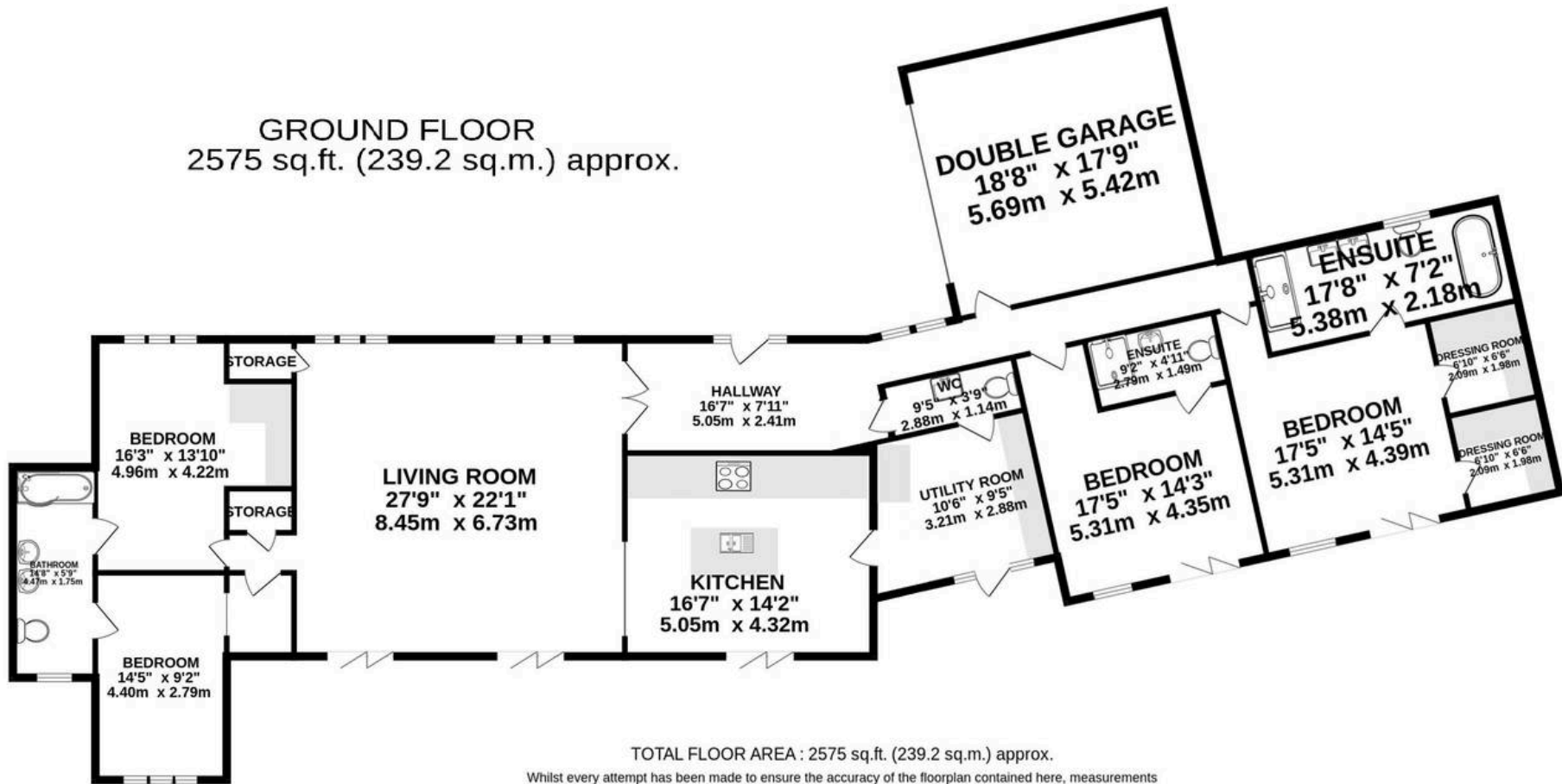
- What 3 Words - [///angel.convinced.install](#)
- Council Tax - Cheshire East - E
- EPC Rating - D (63/67)
- Tenure - Freehold
- Heating: Oil Fired Central Heating
- Services: Mains Electric & Water,
- Drainage: Domestic sewage treatment plant
- Parking: Driveway & Garage
- Flood Risk*: Very low risk of flooding
- Broadband: Fibre broadband installed at the property
- Mobile Coverage*: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.







GROUND FLOOR
2575 sq.ft. (239.2 sq.m.) approx.



TOTAL FLOOR AREA : 2575 sq.ft. (239.2 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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