



13 Colstone Close

WILMSLOW, BOLLIN PARK, SK9 2TF

Katie Solaru

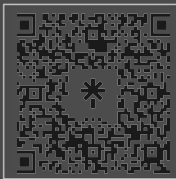
Cheshire Prestige Property Expert



13 Colstone Close

Offers Over £680,000

An exceptional and stylishly presented family home, nestled within the prestigious Bollin Park development in Wilmslow, built by the renowned David Wilson Homes.



*To see video, legal pack and
more information scan QR code*



This beautifully presented property offers spacious, flexible living across three floors and is perfectly designed for modern family life. Set on a generous corner plot, it enjoys a landscaped garden, and is just a short walk to Wilmslow's amenities, top-rated schools, and mainline train station.

Property at a glance

Award Winning David Wilkinson Home

Highly Desirable Location on Bollin Park

5 Bedrooms

2 Ensuites, Family Bathroom and WC

Open Plan Living

Pretty Walled Garden with Decking

Garage and Off Road Parking

Modern Kitchen

Energy Efficient

Study or Dressing Room

EPC Rating – B













The ground floor welcomes you with a bright and airy entrance hall, setting the tone for the rest of the home. The expansive lounge is a standout feature, filled with natural light thanks to its triple-aspect windows. This beautifully proportioned space provides a peaceful retreat to relax, yet still offers enough room to adapt to modern life. The current owners have created a charming play nook in one corner, demonstrating the versatility of this generous room.

To the rear, the heart of the home is the stunning open-plan kitchen, dining, and living area, a perfect hub for family life and entertaining. The contemporary kitchen features high-spec AEG appliances, premium quartz worktops, and French doors that open onto the garden, allowing for seamless indoor-outdoor living.

Practicality hasn't been overlooked. There is a separate utility room with a fitted sink, overhead storage, space for both a washing machine and dryer, and direct access outside, ideal for hiding away bins or muddy boots. A spacious utility cupboard currently houses an additional freezer and household essentials. A downstairs WC and cloakroom off the hallway provide further convenience and storage for busy family life. Throughout the home, you'll find plantation-style shutters, offering a premium finish while also enhancing privacy and light control.



“It's rare to find a 5 bedroom home at this price that ticks all the boxes a family could need-utility, ensuite, garage, study and open plan living”

Upstairs

The first floor comprises four generous double bedrooms, each bright and stylish, all with fitted wardrobes. The main bedroom benefits from its own en-suite, while the others are served by a well-appointed family bathroom complete with a bath. A handy airing cupboard on the landing provides extra storage for towels and linens.

“ It's wonderful that all of the bedrooms can fit a double bed. I really love how light and bright this house is too on every level”





A Private Top-Floor Sanctuary

Originally a four-bedroom home, the loft has been converted to create an impressive principal suite occupying the entire second floor. This luxurious space includes a modern en-suite shower room and a versatile bonus area, ideal as a dressing room, home office, nursery, or lounge. The layout offers excellent flexibility for evolving family needs.

The top floor is filled with natural light from five large roof windows, which not only open for ventilation but offer lovely views over the mature trees that surround Bollin Park, creating a peaceful, elevated haven with a wonderful sense of privacy and greenery.

“Bollin Park is such a quiet estate. I love the view of the mature trees surrounding the development here”







The Seller's View

We've absolutely loved living here on Colstone Close. It's so peaceful, being on a quiet cul-de-sac means there's very little traffic, and the sense of privacy, especially around the decking area, has been one of our favourite things.

One of the real highlights for us has been the top floor as it feels like a real retreat from the rest of the house. It's great as a master suite, but it's also been brilliant when grandparents come to stay as it has its own shower room and offers them (and us!) a bit of space.

And having Brown's Lane Park just a stone's throw away has been amazing, especially with kids. Whether it's playing on the park, or just walking over for some fresh air, it's been a real bonus having that green space so close by.

It's a home that has adapted beautifully as our family has grown, and it's been a very happy place to live."



“Our Favourite Room – The Master Suite”

Outdoor Space

To the rear, the east-facing garden is a true sun trap, landscaped with raised beds, a patio for entertaining, and a neatly maintained lawn, the ideal space for children to play or for al fresco dining well into the evening thanks to its sunny corner position. The property also boasts a single garage with an electric door, a block-paved driveway for off-road parking, and additional curb side parking.









One of the many highlights of living here is Browns Lane Park, located right on the estate. It's a lovely green space with an accessible children's playground, making it a real hub for local families and a safe, fun spot for little ones to play after school or at the weekend.

The neighbourhood itself has a strong sense of community, supported by an active estate WhatsApp group, where neighbours share updates, recommendations, and look out for one another. It's a welcoming and inclusive place to live, with a friendly, family-orientated atmosphere.

You're also just moments from the beautiful Wilmslow Park, with leafy walking routes and river trails, while Wilmslow town centre and the train station are close by.

Amenities & Distances

Town Centre 1.3 miles

Primary Schools 1.4 miles

Wilmslow High School 1.7 miles

Train Station 1.3 miles

Motorway links (M60) 3.6 miles

Airport 5.2 miles

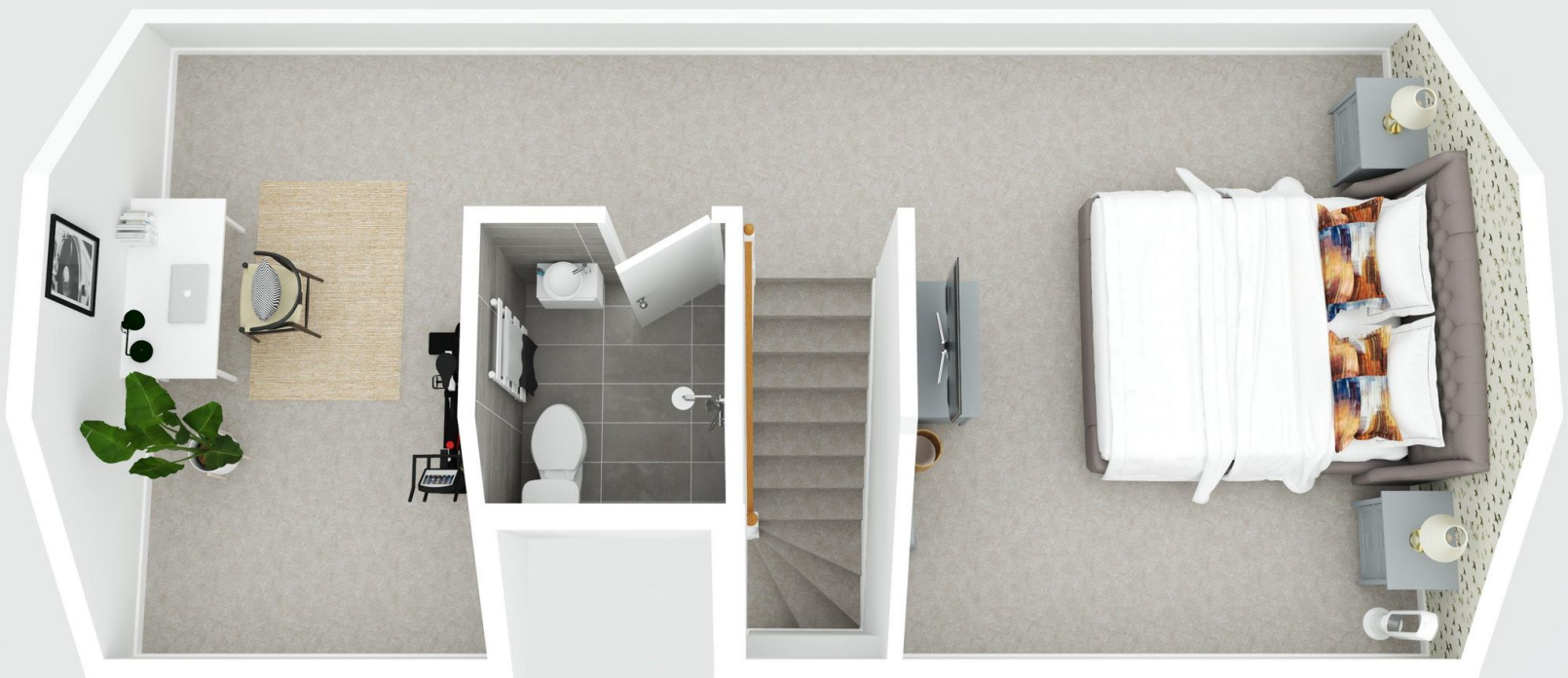
Manchester City 12.5miles

Manchester University University 10 miles

Manchester Royal Infirmary 11 miles



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



About the Area

Wilmslow

Nestled in the heart of Cheshire, Wilmslow is one of the North West's most desirable towns; a beautiful blend of countryside charm and modern living. Surrounded by leafy walks, stylish cafés, and independent shops, it has that rare mix of being both peaceful and full of life.

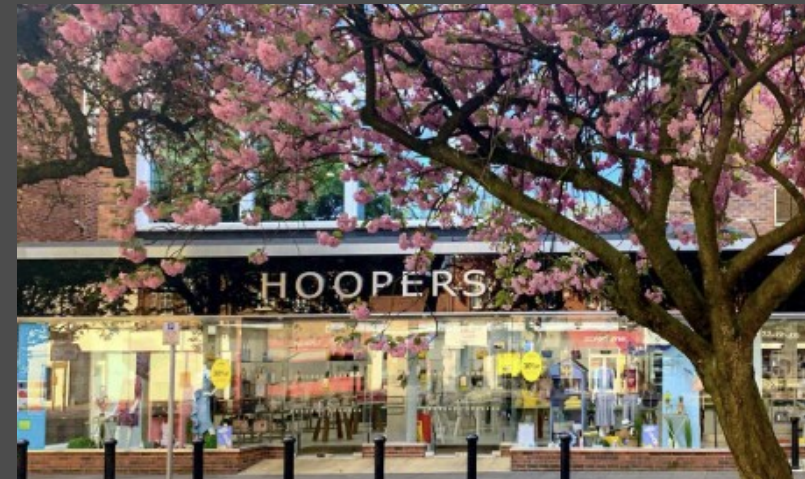
There's so much to love here, whether it's a morning coffee on the high street, a stroll along the River Bollin, or a quick train ride into Manchester or even London. You've got top-rated schools, cosy pubs, and some of Cheshire's best dining spots all within easy reach.

It's a small suburban town that offers an exceptional lifestyle... somewhere that really feels like home, while still having everything you need right on your doorstep.



Cheshire

Cheshire is one of England's most picturesque counties, full of open countryside, peaceful canals, and chocolate-box villages. There's a timeless quality to it, with historic estates, charming farm shops, and a slower pace of life that's hard to resist. What makes this part of Cheshire even more special is its location... just over the border from Greater Manchester. You get all the benefits of rural living with the city close by which is perfect for commuters, families, or anyone who wants a bit more space without feeling cut off from the rest of the world.



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"From the moment Katie arrived to carry out the market appraisal, I felt completely at ease. She was incredibly friendly and approachable, yet clearly knowledgeable and professional. It was obvious she had done her homework – the appraisal was thorough, well thought out, and tailored to my property and goals. She offered a range of smart suggestions to help increase the value of my home and gave me several creative marketing strategies to ensure it stood out and attracted the right buyers. I left the meeting feeling informed, confident, and excited about the next steps. Highly recommend!"



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