



Woodstock Close, Macclesfield, SK10 3DZ.
£415,000

Whittaker & Biggs Est. 1930

4 Woodstock Close, Macclesfield

A particularly spacious detached home, which is presented to a high standard and benefits from a stunning open plan dining kitchen. The property also boasts both a family bathroom and a separate shower room and, has a conservatory extension. A good sized porch has also been added to the front. In brief the full accommodation comprises; entrance porch, large hallway, ground floor shower/WC, generous lounge, 25ft dining kitchen with quartz worktops and integral appliances, utility room, conservatory, landing, four well-proportioned bedrooms and the family bathroom. Outside, the property is set well-back behind a deep driveway leading to the attached garage and, to the rear, there is a well-screen garden with patio and lawn. The location of the property affords handy access to popular local schools including Fallibroome Academy and Kings and, being at the head of a cul-de-sac it, it enjoys a tucked away position. This is a great all-round family home, which in our opinion offers good value - viewing highly recommended.



ACCOMMODATION

Entrance Porch

Double glazed windows to front and side. Composite front door. Inset ceiling lights. Tiled floor.

Hallway 12' 8" x 8' 4" (3.85m x 2.55m)

A great sized hallway with contemporary composite front door with glazed side panels. Radiator. Feature staircase with glazed side panels. Attractive wooden panel doors.

Shower Room 5' 10" x 5' 1" maximum (1.78m x 1.54m)

Vanity wash basin with storage below. Wall mounted mirror. Ladder towel rail. Shower cubicle housing Aqua boarding and mixer shower. Low level WC. Double glazed window to side.

Lounge 17' 0" x 12' 6" (5.19m x 3.82m)

A particularly spacious principal reception room with attractive glazed panel double doors. Double glazed window to front. Radiator. Coved ceiling.

Dining Kitchen 25' 8" x 9' 4" (7.82m x 2.85m)

Fitted with a range of contemporary, contrasting base and eye level units with stunning quartz work tops incorporating a breakfast bar. One and half bowl composite sink unit with mixer tap and grooved drainer. Kick board lighting and underlighting to one run of units. Tiled floor. Fitted range style cooker with five ring hob and extractor over. Built-in microwave, fridge/freezer and dishwasher. Inset ceiling lights. Vertical radiator. T.V point. Two double glazed windows to rear. Wooden folding doors to conservatory.

Conservatory 11' 2" x 10' 8" maximum dimensions (3.41m x 3.25m)

Double glazed windows. Double glazed double doors to rear garden.

Utility room 11' 4" x 7' 10" (3.46m x 2.39m)

Range of base units with work tops over. Plumbing for washing machine and dryer. Stainless steel sink unit with drainer and mixer tap. Double glazed double doors to rear. Double glazed window to side.

Landing

Double glazed window to side. Airing cupboard housing hot water tank and shelving.

Bedroom One 12' 7" x 12' 6" maximum into wardrobes (3.83m x 3.81m)

Double glazed window to front. Range of fitted wardrobes. Radiator.

Bedroom Two 9' 7" x 9' 5" (2.92m x 2.88m)

Double glazed window to rear. Radiator.

Bedroom Three 9' 9" x 9' 1" (2.97m x 2.77m)

Double glazed window to front. Radiator. Built-in shelved cupboard over stairs.

Bedroom Four 9' 7" x 8' 3" (2.92m x 2.51m)

Double glazed window to rear. Radiator. Built-in wardrobe.

Family Bathroom 7' 2" x 6' 7" (2.18m x 2.01m)

Panel bath with mixer shower over, mixer tap/shower attachment. Tiled walls. Pedestal wash basin. Low level WC. Radiator. Double glazed window to rear. Radiator.

Garage 17' 3" x 8' 6" (5.27m x 2.58m)

Up and over door. Power and light.

Outside

To the rear of the property is an enclosed garden with steps leading down to the lawn from an upper patio area. There is a metal shed for storage and the garden is well-screened to the rear. To the front the property is set back behind a deep block-paved driveway and further lawn. A pathway along the side of the house provides access from front to back.





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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Directions

Head out of town towards Sainsburys. At the roundabout bear left and at the next roundabout right into Prestbury Road. Follow this road for approximately half a mile and turn left into Kennedy Avenue. Turn left onto Brampton Avenue and first right onto Elgin Avenue. Proceed to the top of Elgin Avenue and then right onto Woodstock Close.

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