



£599,950

Viewing: By appointment through agent



22 Knotting Road  
Langley  
SK11 0AU

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- An Almost New Seddon Built Detached Family Home
- Beautifully Landscaped South West Facing Garden
- Large Open Plan Dining Kitchen With Utility Room And Bifolding Doors To The Garden
- Four Double Bedrooms And Three Bathrooms
- Situated In A Much Sought After Residential Location In Langley
- Quality Floor Coverings Throughout



2



4



3

WOW! A very spacious and almost new Four bedroom Three bathroom detached family home situated on this highly desirable Seddon Homes Lavender Fields development in Langley. A plethora of upgrades on the house include matt black handles and hinges to all the doors and beautifully landscaped gardens.

Still only in its infancy this extremely spacious Four double bedroom Three bathroom detached house is situated on a fabulous new development, Lavender Fields in Langley built by Seddon homes. Built to a most appealing design and finished for occupancy in 2022, this house stands on a lovely sized plot with a beautifully landscaped South West facing garden.

The accommodation comprises of a very spacious entrance hall with attractive Amtico grey wooden effect flooring and good amounts of bespoke understairs storage. The flooring continues into the garage which has been converted into a playroom with a window to the side aspect.

The main lounge has a great media wall with built in modern fire and a bay window with plantation shutters.

There is an excellent sized family room/dining kitchen, the kitchen area being beautifully fitted in a quality range of Stuart Frazer charcoal fronted units with quartz work surfaces and having integrated appliances to include a combination microwave oven, oven and grill, fridge and freezer, wine cooler, dishwasher and an induction hob with built in downdraft extractor. There is lovely tiled flooring throughout and bi-folding doors opening onto the porcelain tiled patio. A good sized utility room gives access through to the attractively fitted cloakroom/WC.

To the first floor the landing has an airing cupboard, Four good sized double bedrooms, the master having fitted wardrobes and a newly refitted en-suite large double shower room and all bedrooms having attractive plantation shutters. The second and third bedrooms share a Jack and Jill shower room, also newly refitted with a large double shower and there is also a family bathroom fitted to a good standard. All the bathrooms have the added benefit of Amtico flooring.

Outside, to the front is a tarmaced driveway providing parking for two cars as well as an electric charging point. This also gives access to the storage garage.

To the rear the property has been landscaped with raised borders, a porcelain tiled patio, mainly laid to lawn, enclosed by fencing and enjoying fabulous views over the fields beyond.

### **LOCATION**

Langley is a much sought after picturesque village surrounded by open countryside, with the centre of Macclesfield just a short drive away. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

### **DIRECTIONS**

Leaving Macclesfield on Byrons Lane towards Langley, bear left onto Jarman and continue onto Langley Road. After a short distance turn right into Knotting Road where the property can be found on the right hand side. POSTCODE: SK11 0AU

### **IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

#### **GROUND FLOOR**





Reception 1



Reception 2



Kitchen



FIRST FLOOR

Bedroom 1



En-Suite



Bedroom 2



Jack and Jill





**Bedroom 3**



**Bedroom 4**



**Bathroom**



**OUTSIDE**



**TENURE**

**SERVICES (NOT TESTED)**

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

**LOCAL AUTHORITY**

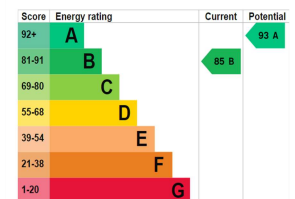
Cheshire East Band F

**VIEWING**

Viewing strictly by appointment through the Agents.

**Energy Performance Rating**

EPC Rating B







## Floor Plan

These particulars have been provided to give a fair overall view of the property.  
They should not be considered confirmation of the property's structural condition.  
Descriptions are given as option, not as statement of fact and measurements  
are approximate, as a guide only.

