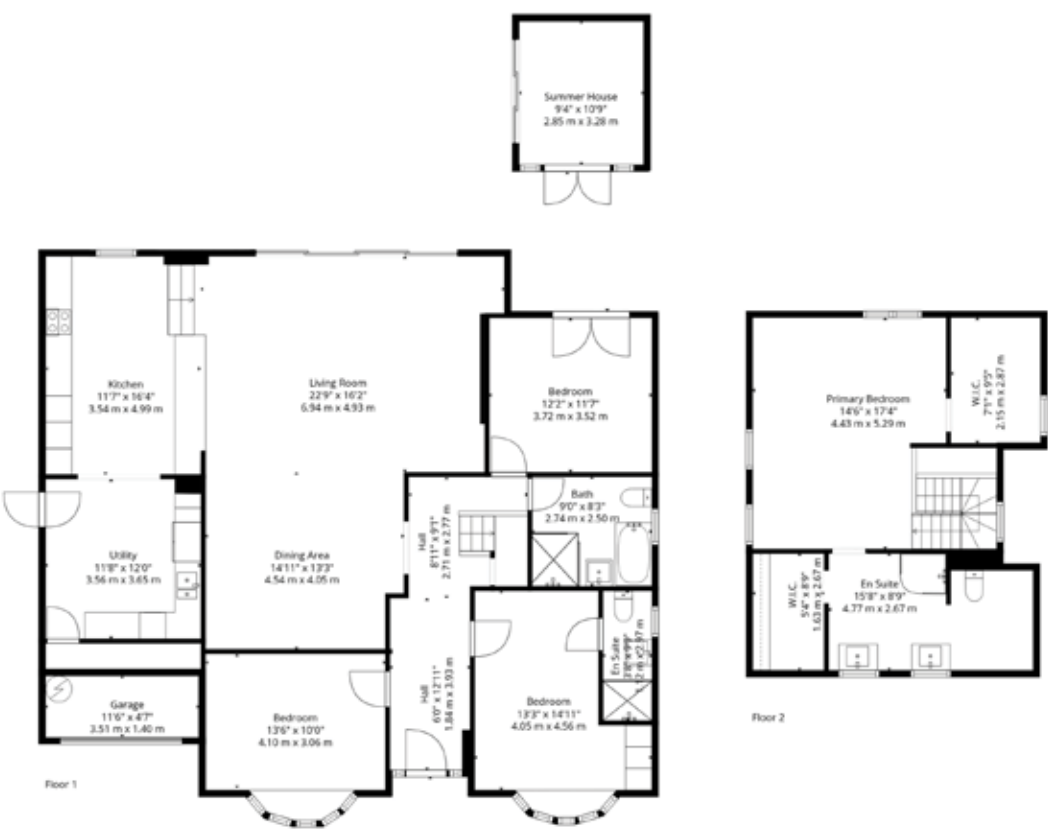




TOTAL: 1969 sq. ft, 183 m2
FLOOR 1: 1631 sq. ft, 152 m2, FLOOR 2: 338 sq. ft, 31 m2
EXCLUDED AREAS: GARAGE: 53 sq. ft, 5 m2, UTILITY: 140 sq. ft, 13 m2, DECK: 640 sq. ft, 60 m2,
PORCH: 39 sq. ft, 4 m2, LOW CEILING: 197 sq. ft, 19 m2, WALLS: 172 sq. ft, 15 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury
8 The Village, PRESTBURY SK10 4DG
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



Located in the picturesque village of Bollington, this modern detached four-bedroom home combines contemporary design with versatile accommodation and bright, open-plan living throughout.

GASCOIGNE HALMAN

- EV CHARGING POINT
- OPEN PLAN
- UNDERFLOOR HEATING

- DEDICATED HOME OFFICE OR GYM
- NO CHAIN

£599,950

4 THE DRIVE

Bollington



DESCRIPTION

The property underwent a comprehensive renovation in 2021 and is offered with no onward chain. A spacious and welcoming entrance hall leads to a double bedroom on the right, featuring a bay window, fitted wardrobes, and a stylish en-suite shower room. Across the hall, a further double bedroom enjoys a charming bay window seat with built-in storage beneath. To the rear, a third double bedroom opens through French doors onto the garden, accompanied by a beautifully appointed family bathroom with a separate shower. At the heart of the home lies the impressive open-plan kitchen, dining, and living space - a bright and sociable area ideal for both

everyday living and entertaining. The contemporary kitchen offers extensive storage, generous worktop space, and a built-in breakfast bar, while a discreet utility room adds to the home's practicality and completes the ground floor. Upstairs, the principal bedroom suite enjoys elevated views over the village and surrounding hills. This light and spacious room features a walk-in wardrobe area and a sleek en-suite shower room with twin washbasins. (Please note: the top floor has restricted head height in some areas.) Tucked away at the end of a private drive, the property offers a wonderful sense of privacy, yet remains within easy walking distance of Bollington's excellent local amenities. There is ample off-road parking and useful external storage.

To the rear, the beautifully landscaped garden features a sunken patio, raised borders, and a decked area leading directly from the house. A timber garden room provides flexible use as a home office, studio, or gym, making this an exceptional home that perfectly balances comfort, style, and practicality.

LOCATION

Bollington (Voted as one of the best places to live in the North West in the Sunday Times 2020) is a charming & picturesque village offering a number of local amenities, including a host of shops, cafes, pubs & restaurants, located just a short drive from both open countryside and Macclesfield town centre.

DIRECTIONS

Located off Henshall Road, immediately after Bespoke Home Living showroom - SK10 5DP

TENURE

Freehold - to be verified by solicitors

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East - Council Tax Band: E

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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