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**SALE**

# Rooftops

**Sales Letting & Management**



## 1a, The Village, Prestbury, SK10

No Chain

Conservation Area

Private Parking For Two Cars

Best Small House Award

Two Double Bedrooms

Energy Efficiency Rating D

A DELIGHTFUL TWO BEDROOM DETACHED COTTAGE!! Set in the conservation area of Prestbury village, adjacent to St Peter's church, offering an ideal location for the quiet life or the hustle and bustle of the local amenities. This quintessential traditional detached property comes with a contemporary twist, built in 2004 with a bespoke design, and the winner of the Daily Telegraph Home Building and Renovating National Award for Best Small House. Comprising; Entrance vestibule, lounge with original fireplace and beams, opening to a fully fitted kitchen, with electric oven, hob, dishwasher, washing machine, fridge freezer, large dining/bedroom three with storage, cloakroom with WC and shower cubicle. First floor there is a double bedroom with a large walk in dressing room, second double bedroom with built in wardrobes and a fully fitted bathroom. Externally the property offers a patio and wrap around garden and there is private parking for two cars. Energy Efficiency Rating D. PF

Asking Price

**£725,000**

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### Entrance Vestibule

9'6" (2m 89cm) x 3'9" (1m 14cm)

Wooden door, two double glazed windows to the front elevation, coir matting, central ceiling light, electric radiator.

### Lounge

16'10" (5m 13cm) x 15'9" (4m 80cm)

Wooden door with stained glass pane, double glazed bay window to the front elevation, laminate flooring, inset spot lights, original fireplace and wooden beams, power points.

### Open plan kitchen diner

15'9" (4m 80cm) x 8'11" (2m 71cm)

Double glazed window to the front elevation, double glazed bay window to the rear elevation, wooden stable door with four glass panes to the rear elevation, laminate flooring, inset spot lights, a range of wall and base units with mottled work surfaces over, integrated electric hob and oven, fridge freezer, dishwasher, washing machine, power points.

### Dining Room

14'2" (4m 31cm) x 13'1" (3m 98cm)

double glazed window to the side and rear elevation, laminate flooring, inset spot lights, built in storage cupboards, power points.

### Shower room

9'4" (2m 84cm) x 6'1" (1m 85cm)

Double glazed window to the side elevation, laminate flooring, inset spot lights, shower cubicle, low level WC, vanity unit incorporating a wash hand basin, shaving point, radiator.

### Stairs and landing

9'9" (2m 97cm) x 6'1" (1m 85cm)

Velux window to the rear elevation, carpet flooring, inset spot lights, wooden balustrade and banister, radiator, power points.

### Master Bedroom

Double glazed window and velux window to the front elevation, carpet flooring, central ceiling light, radiator, power points.

### Dressing Room

19'7" (5m 96cm) x 8'2" (2m 48cm)

Large walk in dressing room with carpet flooring and the central heating boiler.

### Bedroom two

16' (4m 87cm) x 9'2" (2m 79cm)

### Floorplans



Double glazed window and velux window to the rear elevation, carpet flooring, central ceiling light, two storage cupboards, radiator, power points.

#### **Bathroom**

9'5" (2m 87cm) x 5'10" (1m 77cm)

Velux window to the front elevation, carpet flooring, inset spot lights, bath, low level WC, vanity unit incorporating a hand wash basin, radiator, shaving point, loft hatch.

#### **Outside space**

An enclosed gated wrap around garden with mature shrubs and planting, two sheds and an outside tap, to the front there are two private parking spaces.

#### **Disclaimer**

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

#### **Disclaimer.**

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.