



3 Tarvin Close, Macclesfield, SK11 7JJ

£750,000

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This attractive detached residence enjoys a peaceful setting within a small, exclusive development of just seven homes, ideally located on the edge of Sutton village. It combines the charm of a rural lifestyle with the convenience of nearby Macclesfield town centre and train station, offering stunning views and access to beautiful Cheshire countryside walks.

Originally built to a high specification in 1997, the home was designed with five bedrooms but has since been reconfigured to offer four spacious double bedrooms and three bathrooms. The result is a generously proportioned and well-presented home, ideal for modern family living.

On the ground floor, a welcoming entrance hall with a cloaks cupboard and WC leads to a striking part-galleried landing. Living spaces include a study to the front, a large through lounge with an attractive Inglenook fireplace and gas fire, and a separate dining/sitting room overlooking the rear garden. The beautifully fitted dining kitchen features granite worktops and integrated Neff appliances and opens into both a utility room and a



Council Tax Band: G



Entrance Hall

Entrance hall with cloaks cupboard, WC, double glazed window and gas central heating.

Living Room 1

19'10" x 16'6"

Spacious through lounge with Inglenook and wood burning stove, gas central heating and patio door with views over garden.

Dining Room

12'1" x 9'10"

A separate dining room overlooking the garden, double glazed window and gas central heating.

Kitchen

15'11" x 10'11"

This beautifully appointed dining kitchen features granite work surfaces and integrated Neff appliances, double glazed window and gas central heating.

Living Room 2

11'8" x 6'7" 190'3"

A separate sitting room which overlooks the garden having gas central heating and a double glazed window.

Office

8'7" x 7'3"

Study at the front of the property having gas central heating and a double glazed window.

Utility Room

A useful utility room with access to the side of the property via a UPVC door, cupboards, space for undercounter appliances, chrome mixer tap and sink with drainer, gas central heating.

Bedroom 1

14'1" x 9'11"

Large master bedroom, double glazed window, fitted wardrobes, gas central heating, modern en-suite shower room.

Bedroom 2

13'3" x 8'

A further double bedroom having gas central heating, a double glazed window.

Bedroom 3

18'1" x 11'1"

Another double bedroom having gas central heating, a double glazed window and a modern en-suite shower room.

Bedroom 4

16'1" x 12'2"

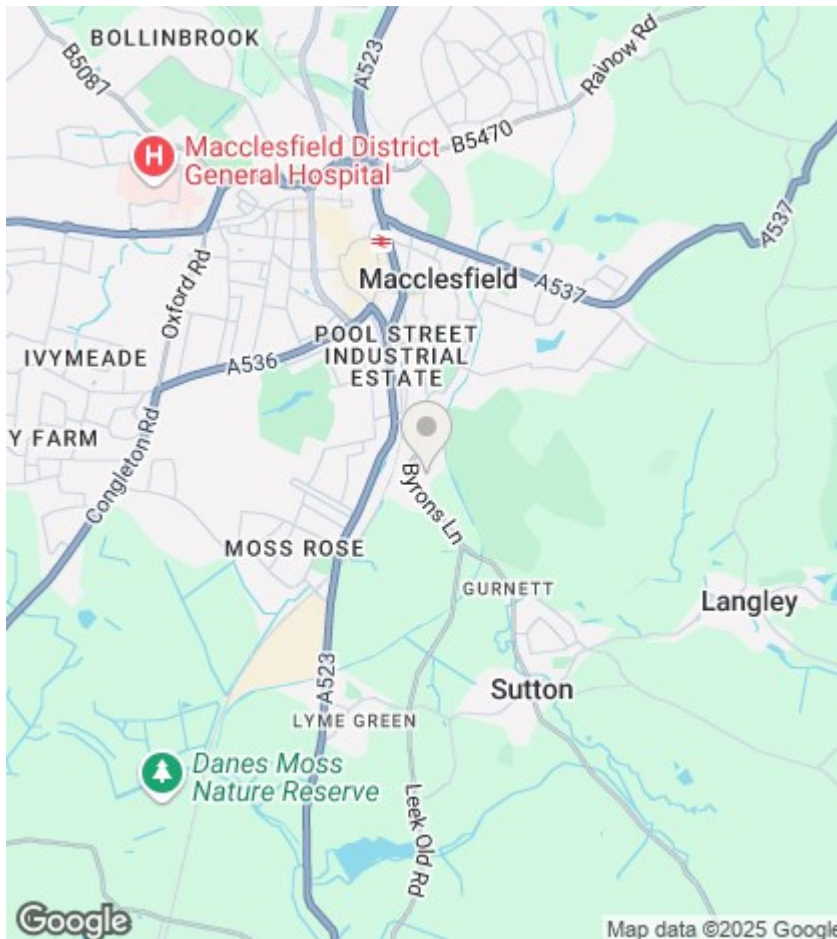
A double bedroom having gas central heating and two double glazed windows.

Bathroom

The main family bathroom having a three piece suite with shower over bath.

Externally

Externally, the mature west-facing rear gardens are beautifully stocked, providing a private and tranquil setting. To the front, the property enjoys a superb open aspect with stunning views over the hills and surrounding countryside. A generous driveway offers parking for four to five vehicles and leads to a double garage



Directions

Viewings

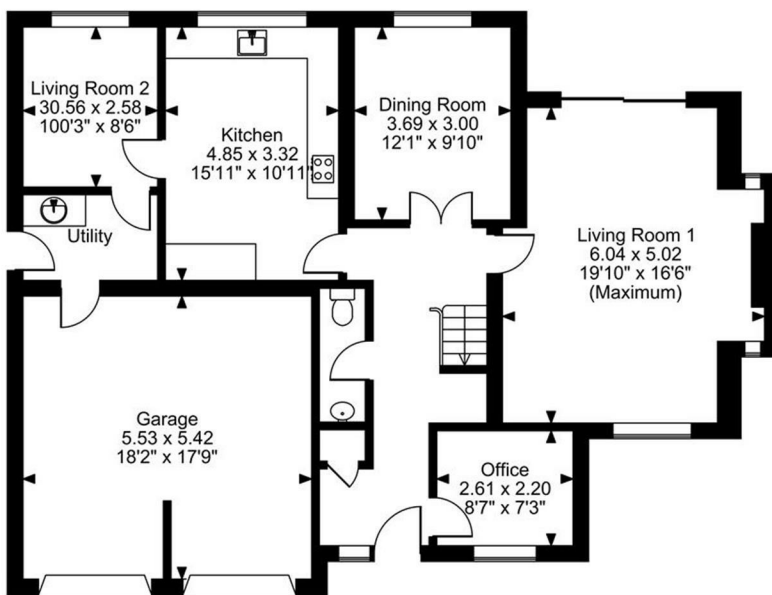
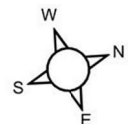
Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

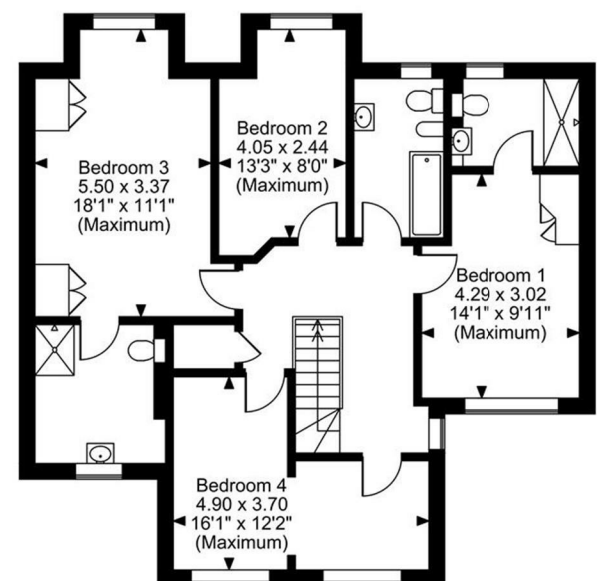
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tarvin Close, Macclesfield
Approximate Gross Internal Area
 Main House = 1933 Sq Ft/180 Sq M
 Garage = 323 Sq Ft/30 Sq M
 Total = 2256 Sq Ft/210 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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