





7, Scholars Close, Macclesfield, Cheshire SK10 3JS

Set behind electric gates and occupying a secluded corner plot, 7 Scholars Close is part of a select executive development within a leafy cul-de-sac setting. The property has been lovingly extended and refurbished over recent years. The vendor's interior design flair has been injected into the property and finished with high-quality fixtures and fittings. The result is a genuinely exceptional bespoke home perfectly designed for modern living. A few specification highlights include period panelled doors, bespoke joinery, plantation shutters and a substantial conservatory designed for everyday living.

The accommodation is warmed by gas fired central heating, with uPVC double glazing and comprises on the ground floor, entrance hall, cloakroom, lounge, family room/study, dining kitchen and substantial conservatory, whilst to the first floor there are four bedrooms (one currently used as a dressing room) and an en suite to the master bedroom and a family bathroom.

Externally, the property is set behind electric timer gates, a walled garden with a paved driveway and a detached double garage. The rear gardens enjoy a high degree of privacy, whilst the decked area provides space for outdoor entertaining.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Chester Road in a westerly direction towards Knutsford. Proceed straight over the Broken Cross roundabout into Chelford Road and take the next right into Whirley Road. Having passed Jasmine Park on the right, take the next left right into Scholars Close, bear left and the property can be found at the end of the cul de sac with its gated access.

Viewing: By appointment with Holden and Prescott 01625 422244

Entrance Hall

Composite front door with double galzed panels inset and adjoining. Ceiling cornice. Spindle balustrade to the stairase. Velux window. Thermostatic control. Understairs storage cupboard. Radiator.

Cloakroom

Vanity wash basin. Low suite W.C. Extractor fan. Partially tiled walls. Radiator.

Lounge

14'7 x 10'5

Ceiling cornice. T.V. aerial point. Recessed spotlighting. Dimmer switch. uPVC double glazed window with plantation shutters. Radiator.

Family Room/Study

10'10 x 9'10

Ceiling cornice. Panelled wall. uPVC double glazed windows with plantation shutters. Radiator.

Dining Kitchen

28'1 x 9'6

Single drainer one and a half bowl enamel sink unit with mixer taps and Shaker style unit below. An additional range of matching base and eye level units with contrasting work surfaces and splashbacks. Integrated double oven. Integrated four ring stainless steel gas hob with extractor canopy over. Integrated dishwasher. Recessed spotlighting. uPVC double glazed window. Double radiator. Openway to Dining Area: Ceiling cornice. Partially panelled walls. Recessed spotlighting. Window onto the Conservatory. Radiator.

Conservatory

16'5 x 10'10

T.V. aerial point. Panelling to wall elevations. Electric roof blinds. Two sets of patio doors opening onto the rear garden. Double radiator.

Utility Room

Plumbing for automatic washing machine. Work surface. Worcester gas central heating and domestic hot water boiler. uPVC window. Composite door to rear garden.

Landing

Loft access. Spotlighting. Airing cupboard with lagged hot water cylinder.

Bedroom One

16'10 x 10'10

Ceiling cornice. Wall-mounted storage units with integral T.V. display space. uPVC double glazed windows with plantation shutters. Radiator.



En Suite Shower Room

The suite comprises a fully tiled cubicle with thermostatic, tropical rainfall shower over, his and hers wash basins set within a tiled vanity unit and a low suite W.C. with concealed cistern. Partially tiled walls. Extractor fan. Shaver point. Recessed spotlighting. uPVC double glazed window. Vertical chrome heated towel rail.

Bedroom Two

12'10 x 10'5

Built-in wardrobe. Recessed spotlighting. Wall light points. uPVC double glazed window with plantation shutters. Radiator.

Bedroom Three

10'5 x 7'2

Built-in wardrobe. T.V. aerial point. uPVC double glazed window with plantation shutters. Radiator.

Bedroom Four

10'10 x 8'3

Currently used as a dressing room; a comprehensive range of built-in bedroom furniture with ample wardrobes, chest of drawers and storage cupboards. Recessed spotlighting. uPVC double glazed window with plantation shutters. Radiator.

Bathroom

The suite comprises a P-shaped panelled bath with mixer taps and thermostatic shower over, a wash hand basin with storage below and a low suite W.C. with concealed cistern. Partially tiled walls. Extractor fan. Recessed spotlighting. uPVC double glazed window with plantation shutters. Radiator.

Outside

Double Garage

17'5 x 16'10

Electric up and over doors. Power and light. Pitched tiled roof. Fitted kitchen style units to the rear. Loft style storage area. Window and door to side elevation.

Gardens

To the front of the property there is a driveway accessed via timer operated gates which provides ample parking and access to a detached double garage. To the rear the gardens are fully enclosed and include a decked patio area, a neat lawn accented by mature planted beds and raised borders as well as a good display of mature trees, bushes and shrubs.

£599,950

HOLDEN & PRESCOTT





