







## 22, Carnoustie Drive, Macclesfield, Cheshire SK10 2TB

Carnoustie Drive is a highly desirable cul-de-sac situated on the forever popular Tytherington Links Estate. This impressive detached house, originally constructed by Messrs Seddon Homes, has since its original conception been thoughtfully extended and improved to now provide a perfect blend of space and comfort, making it an ideal family home.

Boasting five generously sized bedrooms, this home provides ample accommodation for families of all sizes. The ground floor has been extended, creating a spacious and inviting environment that is perfect for both relaxation and entertaining. With four reception rooms, there is plenty of space for family gatherings, quiet evenings, and even a home office.

The property is warmed by gas fired central heating, complemented by uPVC double glazing and in brief comprises an entrance hall, cloakroom, lounge, dining room, orangery, study, kitchen and utility on the ground floor. To the first, there is a master bedroom with en-suite shower room, four further bedrooms and a family bathroom. Outside, there are gardens to the front and rear, and a driveway providing ample parking and access to a double garage.

This extended family home on Carnoustie Drive is not just a house; it is a place where memories can be made. With its thoughtful design and spacious layout, it is ready to welcome its new owners. Don't miss the opportunity to make this delightful property your own.

AVAILABLE WITH NO CHAIN.

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 a comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield in a northerly direction along Manchester Road (A538). Proceed through the traffic lights at the Tytherington shops, taking the next left at the roundabout into Dorchester Way. Carnoustie Drive is the first turning on the right hand side, and the property can be found straight ahead.

**Viewing: By appointment with Holden and Prescott 01625 422244**

**Entrance Hall**

uPVC front door with adjoining glazed panels. Engineered oak flooring. Understairs storage cupboard. Large walk-in double cloaks cupboard. Two radiators.

**Cloakroom**

Vanity wash hand basin with tiled splashback. Low suite W.C. Radiator.

**Study**

8'11 x 6'11

Engineered oak flooring. Telephone point. uPVC double glazed window. Radiator.

**Lounge**

15'6 x 15'5

Living flame gas fire set within a marble fireplace with timber surround and mantel. Ceiling cornice. T.V. aerial point. uPVC double glazed windows to two elevations. Sliding patio doors to the Orangerie. Double radiator. Single radiator.

**Dining Room**

12'3 x 9'4

Ceiling cornice. Double radiator. Openway to the Orangerie.

**Orangerie**

17'0 x 11'11

uPVC double glazed windows to three elevations and uPVC double patio doors opening onto the rear garden. Recessed spotlighting. Two wall-mounted electric radiators. Double radiator.

**Kitchen**

20'2 x 8'11

One and a half bowl stainless steel sink unit set within a quartz work surface with white high gloss Shaker style base units below. An additional range of matching base and eye level units with matching work surfaces and splashbacks. Carousel storage units. Gas cooker point with a Rangemaster stainless steel extractor canopy over and splashback. Integrated fridge and freezer. Integrated dishwasher. Serving hatch to Dining Room. uPVC double glazed windows to two elevations and door to side garden. Tiled flooring. Vertical chrome radiator. Access to Utility Room

**Utility Room**

11'2 x 4'6

Single drainer stainless steel sink unit with mixer taps and base units below. An additional range of eye level units. Work surfaces. Plumbing for automatic washing machine. Extractor fan. Tiled flooring. uPVC double glazed window.

**Galleried Landing**

Recessed spotlighting. uVC double glazed windows. Airing cupboard with shelving.

**Bedroom One**

16'4 x 15'8

Recessed spotlighting. uPVC double glazed windows to two elevations. Double radiator.

**En Suite Shower Room**

Fully tiled double shower cubicle with thermostatic rainhead shower and additional hand-held attachment over. Vanity wash hand basin. Low suite W.C. with concealed cistern. Partially tiled walls. Recessed spotlighting. Extractor fan. uPVC double glazed window. Vertical chrome heated towel rail.

#### **Bedroom Two**

11'4 x 11'3

A comprehensive range of built-in bedroom furniture with wardrobes to one wall with matching set of drawers. uPVC double glazed window. Radiator.

#### **Bedroom Three**

12'3 x 11'3

Sun tunnel for additional natural light. uPVC double glazed window. Radiator.

#### **Bedroom Four**

11'3 x 8'6

Sun tunnel for additional natural light. Mirror-fronted sliding wardrobes. uPVC double glazed window. Radiator.

#### **Bedroom Five**

9'3 x 9'2

uPVC double glazed window. Radiator.

#### **Bathroom**

The white suite comprises a panelled bath with mixer taps and shower attachment, a fully tiled double shower cubicle with Mira Sport shower over, a wall-mounted vanity wash basin and a low suite W.C. Partially tiled walls. Recessed spotlighting. Extractor fan. Shaver point. Tiled flooring. Underfloor heating. Vertical chrome heated towel rail.

#### **Outside**

##### **Double Garage**

Electric doors. Power and light. Water tap. Location of the floor standing combination boiler.

##### **Gardens**

To the front of the property lies a spacious lawned garden which is attractively bordered with well-stocked flower beds. To the rear, a beautifully landscaped lawned garden unfolds backing onto a charming coppice of mature trees, creating a tranquil and picturesque setting. Thoughtfully designed, the rear garden features richly planted borders and multiple patio areas, ideal for relaxing or entertaining and a range of additional highlights. These include a powered shed and greenhouse, raised beds for home-grown fruit and vegetables and a wildlife pond complete with pump and filtration system, making this garden a true haven for nature lovers and gardening enthusiasts alike.

**£699,950**

HOLDEN & PRESCOTT







