





## 14, Cricketers way, Macclesfield, Cheshire SK11 0AX

Constructed by Seddon Homes, Lavender Fields sits in a stunning setting of the village of Langley and is the location of this four bedroom, three bathroom ideal family home. The property offers light, bright airy living spaces with an expansive and flowing floorplan to include three reception rooms, four bedrooms, and three bathrooms all of which are finished to a high standard and enhanced by stylish, quality fittings.

The accommodation comprises an Entrance Hall, Lounge, Study, W.C, Family Room/Dining Kitchen and a Utility to the Ground Floor. To the First Floor, there is a Master Bedroom with an en-suite. Bedrooms two and three are accompanied by a Jack and Jill en-suite and there is also an additional fourth Bedroom and a Family Bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout as well as solar roof panels.

The property sits behind a front lawn with mature planting and is accompanied by a block paved driveway which provides parking for two vehicles as well as access to the detached double garage. To the rear of the property is a really good sized garden that is primarily laid to lawn with gravelled borders enhanced by attractive planting. The flagged patio is an ideal area to relax and enjoy the outside space given that it enjoys a southerly aspect and so captures the best of the afternoon sun.

The property enjoys open views over the surrounding countryside and being located in the semi-rural village of Langley offers easy access to Macclesfield Forest and Teggs Nose Country Park with superb walking, cycling and horse riding routes.

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 the A523 Leek Road, turning left at the traffic lights with Byrons Lane signposted Langley/Sutton. Proceed under the viaduct and then take the next left into Jarman. Follow the road into the village of Langley and turn into Knotting Road on the right hand side. Follow the road round and take the first right turning into Cricketers Way. The property can be found on the right hand side.

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

HOLDEN & PRESCOTT

## Ground Floor

### Entrance Hall

Composite front door with smart lock and glazing adjoining. Spindle balustade to the staircase. Understairs cloakroom. Herringbone style LVT flooring. Single panelled radiator.

### Lounge

18'01 to the bay x 11'01

T.V. aerial point. uPVC double glazed leaded style windows to the bay. Two double panelled radiators.

### Study

7'11 x 6'04

Herringbone style LVT flooring. uPVC double glazed leaded style window with electric blinds. Single panelled radiator.

### W.C.

Hand wash basin with mixer tap and tiled splashback and a concealed cistern low suite W.C. Partially tiled walls. Extractor fan. Herringbone style LVT flooring. uPVC double glazed window. Single panelled radiator.

### Dining Kitchen/Family Room

26'04 x 10'11

Single drainer stainless steel sink with mixer tap and base units below. An additional range of matching base and eye level units with contrasting quartz work surfaces and tiled splashbacks that extends to a breakfast bar. Integrated single oven. Integrated microwave oven. Integrated four ring induction hob with integrated extractor fan. Integrated fridge/freezer. Integrated dishwasher. Extractor fan. Recessed spotlighting. Herringbone style LVT flooring. T.V. aerial point. uPVC double glazed window with electric blinds. 2 x uPVC bi-fold doors opening onto the rear garden. Double panelled radiators.

### Utility

7'11 x 6'03

Stainless steel sink with mixer tap and base unit below. A further range of base level units with contrasting quartz work surfaces. Plumbing for automatic washing machine. Space for a tumble dryer. The Ideal combination condensing boiler. Herringbone style LVT flooring. uPVC door with glazing inset opening to the side of the property.

## First Floor

### Landing

Spindle balustrade to the staircase. Loft with storage platform accessed via a telescopic ladder. Airing cupboard.

### Bedroom One

18'01 to the bay x 11'01

Built-in double wardrobes. uPVC double glazed leaded style window to the bay. Single panelled radiator.

**En-suite**

The white suite comprises a fully tiled cubicle with thermostatic rainfall shower over, a wash basin with mixer tap and splashback and a low suite W.C. Two wall-mounted cabinets, one with integral lighting. Electric shaver point. Extractor fan. Recessed spotlighting. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

**Bedroom Two**

10'05 x 9'07

uPVC double glazed window with electric blinds. Single panelled radiator. Access to the Jack and Jill en-suite.

**Jack & Jill En-suite Shower Room**

The white suite comprises a fully tiled cubicle with electric dual-headed Aqualiser shower over, a hand wash basin with mixer tap and a concealed cistern low suite W.C. a wash basin with mixer tap and splashback and a low suite W.C. Two wall-mounted cabinets, one with integral mirror and lighting. Electric shaver point. Extractor fan. Recessed spotlighting. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

**Bedroom Three**

11'04 x 9'08

uPVC double glazed window with electric blinds. Single panelled radiator. Access to the Jack and Jill en-suite.

**Bedroom Four**

11'05 x 7'05

uPVC double glazed window with electric blinds. Single panelled radiator.

**Family Bathroom**

The white suite comprises a panelled bath with mixer tap, screen and mixer tap with electric Aqualizer shower over, a hand wash basin with mixer tap and a concealed cistern low suite W.C. Wall-mounted mirror-fronted cabinet. Recessed spotlighting. Extractor fan. Partially tiled walls. uPVC double glazed window. Chrome heated towel rail.

**Outside****Detached Double Garage**

18'06 x 18'01

Up and over door. Power and light.

**Garden**

To the front of the property there is a driveway with providing off-road parking for two vehicles and access to the garage and adjacent to which is a small neat lawn, a planted border and pathway leading to the front door. The garden to the rear is of an impressive size and incorporates a large lawn with gravelled, neatly planted borders and a stone-fagged patio. The garden has a southerly aspect and so enjoys the best of the afternoon sun. Included within the sale is a timber garden shed (10' x 8)

**£599,950**







