





24, Fitzwilliam Avenue, Macclesfield, Cheshire SK11 0EJ

This exceptional detached home offers outstanding living space and a superb standard of finish throughout. Recently extended and fully refurbished, it has been thoughtfully redesigned to meet the expectations of even the most discerning buyer. The result is a beautifully presented property, combining inspired design with contemporary features, high-quality fittings, and elegant décor. A truly impressive home.

The accommodation is spacious and well-planned starting with an entrance hall and cloakroom, a large lounge featuring a partitioned study/sitting area, offering a degree of flexibility for work or relaxation. The heart of the home is undoubtedly the spectacular open-plan dining kitchen and sitting area extending to an impressive 37 feet in length. This stunning space is bathed in natural light, thanks to floor-to-ceiling glazing across much of the room, creating a seamless connection to the outdoors. A separate utility room completes the downstairs accommodation. To the first floor there are four well proportioned bedrooms, one of which benefits from an en-suite and then a beautifully appointed shower room. The property is warmed with gas central heating and a dual-sided log burner which features in both the lounge and dining kitchen and double glazing is installed throughout.

Occupying an excellent plot with lovely views towards Tegg's Nose, this property enjoys a prime position that enhances its appeal. Set back behind a double-width paved driveway, there is ample off-road parking and access to a spacious double garage. To the rear, the beautifully landscaped garden has been thoughtfully designed with the whole family in mind. A central patio area, perfectly positioned to catch the afternoon and evening sun, provides an ideal space for outdoor dining and relaxation.

The Seldon Estate enjoys a highly sought-after location within the village of Sutton, a thriving community set amidst beautiful countryside.

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 A523 towards Leek. At the traffic lights with Byrons Lane, turn left, signposted Sutton. Proceed along this road, passing Ye Olde Kings Head public house. Take the second left into Selwyn Drive, left again into Gonville Avenue and then right into Fitzwilliam Avenue and the property is immediately on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Covered Porch

Courtesy lighting.

Entrance Hall

Composite front door with glazing inset and adjoining. Handrail and glass balustrade to the staircase. Downlighting. Understairs storage cupboard. Large cloaks cupboard with hanging rail and shelving. Double panelled radiator.

Cloakroom/ W.C.

Hand washbasin with mixer tap, tiled splashback and vanity storage below. Low suite W.C. with concealed cistern and granite shelf above. Downlighting. Extractor fan. Tiled flooring. Chrome heated towel rail.

Lounge

26'0 x 10'7

Double-sided multi-fuel stove set within a tiled and slate surround with wooden mantel which is also open to the Dining/Kitchen. T.V. aerial point. Wall light points. Stylish wooden partition that creates a separate area, ideal for use as a study or additional seating space. uPVC double glazed windows. Double panelled radiators.

Dining Kitchen/Sitting Room

37'1 x 18'6 reducing to 9'11

Spacious dining kitchen extending into a comfortable family seating area. Kitchen: One and a half bowl stainless steel sink unit with a mixer Quooker tap and base unit below. An additional range of matching base, eye and full length cupboards with contrasting granite work surfaces, Matching island/breakfast bar unit with drawers and cupboards with an integrated Neff induction hob with extractor hood over. Neff single oven and combination microwave oven. Other integrated appliances include a wine fridge and dishwasher. Integrated fridge/freezer. In-built refuse bin. Additional matching pantry style cupboard. Double-sided multi-fuel stove within a slate and tiled surround which is also open to the lounge. Downlighting. tiled flooring. aluminium sliding and tilting double glazed door opening onto the garden. Bespoke aluminium-framed, double-glazed bi-fold and tilt doors open to the rear, providing stunning views and seamless access to the garden. Double panelled radiator.

Utility Room

8'9 x 7'10

Stainless steel sink unit with mixer hose tap and base cupboard below. An additional range of base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Plumbing for washing machine. Space for a tumble dryer. Downlighting. Tiled flooring. uPVC double glazed window. Composite back door. Single panelled radiator. Door to garage.

First Floor

Landing

Handrail and glass balustrade to the staircase. Downlighting. uPVC double glazed window.

Bedroom One

11'7 x 9'7

Floor to ceiling fitted wardrobes with hanging rail and shelving with matching chest of drawers and bedside tables. Downlighting. uPVC double glazed window affording fabulous views over rolling countryside towards Teggs Nose. Double panelled radiator.

Bedroom Two

11'8 x 10'4

Floor to ceiling fitted wardrobes with hanging rail and shelving with matching chest of drawers and bedside tables. uPVC double glazed window with shutters. Single panelled radiator.

En-Suite Shower

The suite comprises a fully tiled cubicle with electric shower over, a washbasin with mixer tap and tiled splashback and a low suite W.C. Downlighting. Mirrored bathroom cabinet. uPVC double glazed window. Chrome heated towel rail.

Bedroom Three

11'11 x 10'11

Floor to ceiling fitted wardrobes with hanging rail and shelving with matching chest of drawers and bedside tables. Storage cupboard. uPVC double glazed window with shutters. Single panelled radiator.

Bedroom Four

11'0 x 7'1

Access to a partially boarded loft via a pull-down ladder. Downlighting. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a large walk-in, fully tiled cubicle with contemporary grid screen and dual-headed thermostatic shower over, a washbasin with mixer tap and vanity storage drawers below and a low suite W.C. with concealed cistern with shelving over. Downlighting. Partially tiled walls. Mirror with integral lighting. Karndean flooring. uPVC double glazed window. Brushed gold heated towel rail. All of the bathroom accessories are in brush gold.

Outside

Double Garage

167 x 13'11 extending to 27'4

Electric up and over door. Power and light. Worcester combination condensing boiler. uPVC door with double glazed panel. uPVC double glazed window.

Gardens

To the front of the property, a paved double driveway offers ample off-road parking and leads to the double garage. The frontage is attractively landscaped with well-maintained borders that provide privacy and frame the neatly kept lawn and main residence. Gated side access leads conveniently to the rear garden. The garden to the rear is fully enclosed and bordered by mature hedging, creating a private and tranquil outdoor space. Expertly landscaped and lovingly maintained by the current owners, the garden offers a range of areas designed for both relaxation and entertaining. A central lawn is complemented by a main patio area featuring a pergola entwined with honeysuckle with two additional secluded patios positioned among a selection of shrubs and bushes, providing peaceful spots to enjoy the outdoors. A range of flower beds add seasonal colour, while a block-paved section at the rear of the garden is home to the raised vegetable patch. The timber-built summer house, complete with power and lighting, provides a versatile space for work or leisure. Both the summer house and the central patio are ideally positioned to capture the evening sunsets, making the most of the lovely outdoor setting.

£650,000

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