





2, Ripon Close, Macclesfield, Cheshire SK10 2WQ

This extended four-bedroom detached home is situated in one of The Links' most desirable cul-de-sacs and presents as a truly beautiful residence. Following a comprehensive two-storey side extension and the addition of a stunning rear orangery, the property offers impressive space throughout. It has been finished to an exceptional standard, boasting a range of high-quality fixtures and fittings that reflect attention to detail and modern design.

In brief the accommodation comprises an entrance hall, lounge, cloakroom, dining kitchen, utility room which provides access to the garden and sauna, and a stunning orangery which opens onto the garden on the ground floor. To the first floor there is a master bedroom with an ensuite shower room, a second bedroom with freestanding bath, a further two bedrooms and a family shower room. The property is warmed with gas central heating and UPVC double glazing is installed throughout.

The property is set back behind a decorative patio and a double driveway, providing off-road parking and access to the garage. To the rear, the fully enclosed garden has been beautifully landscaped with low-maintenance living in mind and enjoys a sunny south-westerly aspect, perfect for the afternoon and evening sun.

Ripon Close is positioned towards the top of the development, offering a quiet and sought-after setting within a short walk of The Tytherington Club, local schools, and the wide range of amenities that Tytherington has to offer.

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 from Macclesfield along Beech Lane towards Stockport. Shortly after passing through the traffic lights at Tytherington shops, turn left into Dorchester Way and then take the fourth turning on the left into Ferndown Way, Ripon Close, is the fifth turning on the right and the property can be found at the head of the cul de sac on the left hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Covered Porch

Courtesy light. Stone flagged doorstep.

Entrance Hall

Composite front door with decorative glazing inset. Handrail and glass balustrade to the staircase. Ceiling cornice. Downlighting. Understairs storage cupboard with coathooks and courtesy light. Engineered wood flooring.

Cloakroom/ W.C.

Hand washbasin with mixer tap and vanity storage drawer below. Low suite W.C.. with concealed cistern. Downlighting. Partially tiled walls. Engineered wood flooring. uPVC double glazed window. Anthracite grey radiator.

Lounge

13'11 x 11'7

Living flame gas fire set within a marble fireplace with timber surround. Ceiling cornice. Wall light points. T.V. aerial point. uPVC double glazed windows with shutters to the bay. Two uPVC double glazed windows with shutters to the side elevation. Double panelled radiator.

Dining Kitchen

21'0 x 9'6 extended to 16'11

One and a half bowl composite sink unit with mixer tap and base cupboard below. An additional range of matching base, eye and full level cupboards with contrasting quartz work surfaces and splashbacks extending to a breakfast bar. Integrated appliances include an eye level double oven, microwave oven, coffee machine, five ring gas hob with extractor hood over, dishwasher, full length fridge and full length freezer. Integrated refuse bin. Downlighting. Engineered wood flooring. uPVC side door with double glazed panel inset. uPVC double glazed windows with shutters. Anthracite grey vertical radiator. Openway through to the Orangery.

Orangery

18'3 x 12'7

Multi-fuel set within a recessed stone fireplace with tiled hearth and timber mantel with log store to the chimney recess. T.V. aerial point. Downlighting. Engineered wood flooring. uPVC patio doors opening onto the garden. uPVC double glazed windows with shutters. Lantern roof lights. Double panelled radiators.

Utility Room

Work surfaces and eye level cupboards. Plumbing for a washing machine. Space for a tumble dryer. Karndean flooring. Access to the garage.

First Floor

Landing

Solid wood handrail and glass balustrade to the staircase. Access to a partially boarded loft via a Slingsby style ladder. Cupboard housing the hot water cylinder.

Bedroom One

12'0 x 11'10

Fitted wardrobes with hanging rail and shelving. T.V aerial point. Wall light points. uPVC double glazed windows with shutters. Single panelled radiator.

En-Suite Shower Room

The suite comprises a fully tiled cubicle with dual-headed thermostatic shower over and a combined sink and W.C. unit with vanity storage. Downlighting. Extractor fan. Wall-mounted mirror with integral lighting. Tiled walls. Tiled floor. uPVC double glazed window. Chrome heated towel rail.

Bedroom Two

16'5 x 12'7 reducing to 7'7

T.V. aerial point. Free-standing bath with mixer tap and shower over. Downlighting. Extractor fan. Partial Karndean flooring with uplights. Downlighting. uPVC double glazed windows. Double panelled radiator.

Bedroom Three

9'7 x 9'1

Fitted wardrobe with hanging rail and shelving. uPVC double glazed window. Single panelled radiator.

Bedroom Four/Study

7'6 x 6'7 l shaped

Downlighting. Partially glazed door. uPVC double glazed window with shutter. Single panelled radiator.

Shower Room

The suite comprises a fully tiled cubicle with dual-headed thermostatic shower over and a combined sink and W.C. unit with vanity storage. Downlighting. Extractor fan. Wall-mounted mirror with integral lighting. Shaver point. Tiled walls. Tiled floor. uPVC double glazed window. Chrome heated towel rail.

Outside

Integral Garage

12'1 x 8'3 at the maximum

Electric up and over door. Power and light. Sauna with glass screen door.

Gardens

To the front of the property, there is a tarmacadam driveway providing off-road parking for at least two vehicles, alongside a decorative paved area with an attractively planted border. Side access leads to the rear of the property, where additional external storage is available. Courtesy lighting is also installed at the front for added convenience. The rear garden is fully enclosed within fenced borders and has been thoughtfully landscaped with Indian stone paving throughout, offering ease of maintenance. It features raised planted borders, ambient garden lighting, external heating, and power points, ideal for outdoor entertaining. Benefiting from a south-westerly aspect, the garden enjoys plenty of afternoon and evening sun.

£625,000

HOLDEN & PRESCOTT





