



42a Willowmead Drive, Prestbury, Macclesfield, SK10 4DD

A substantial detached family property occupying a quiet location backing onto open fields and offering large and well balanced accommodation over two floors and located within short walking distance of Prestbury village with all its amenities. In brief the property comprises; reception hallway, downstairs WC, study, spacious living/dining room with French doors opening to the garden, breakfast kitchen, conservatory and utility room. To the first floor are three double bedrooms (en-suite to the master bedroom) and a family bathroom. Externally, to the front is driveway providing off road parking and leads to the detached double garage. Gated access to the side of the property leads around to the mature Southerly facing rear garden with a small lawn and various shrubs to the borders. A large decked patio takes maximum advantage of the countryside surroundings and provides a perfect place to put the Rattan furniture all year round ensuring further enjoyment of this idyllic retreat ideal for dining and entertaining both family and friends.

£1,000,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Willowmead Park is a popular and quiet residential location adjacent to the Bollin Valley and boasts attractive detached homes of variable styles all within close proximity to Prestbury Village. The charming and historic village of Prestbury with a host of local amenities to cater for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance.

Directions

Arriving into Prestbury Village passing the train station on the left, bear left at the mini-roundabout onto Macclesfield Road and continue for approximately 500 yards turning left onto Broad Walk. At the 'T' junction bear right onto Bollin Hill and then first right onto Willowmead Drive, where the property can be found on the right hand side.

Entrance Hallway

Turning staircase to the first floor. Radiator. Attractive wooden floor. Built in cloaks cupboard. Recessed ceiling spotlights. Ceiling coving. Doors to reception rooms. Radiator.

Downstairs WC

Push button low level WC and wash hand basin. Tiled floor and walls. Radiator.

Study

10'5 x 7'10

Double glazed window to the front aspect. Radiator.

Living/Dining Room

26'0 x max 16'0

Generous living/dining room decorated in neutral colours featuring a log burning stove and surround. Large bay with double glazed French doors opening to the garden. Double glazed window to the rear aspect. Ceiling coving. Recessed ceiling spotlights. Radiator.

Breakfast Kitchen

15'2 x 11'4

Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. The feature island unit with matching granite work surface is fitted with an underhung one and a quarter bowl stainless steel sink unit with mixer tap and built in microwave. Breakfast bar with stool recess. Space for a large range cooker with extractor hood over. Space for a dishwasher. Tiled floor.

Conservatory

16'0 x 12'0

Spacious conservatory with double glazed windows and French doors to garden. Ample space for a dining table and chairs. Tiled floor. Two radiators.

Utility

11'6 x 5'7

Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink unit. Worcester boiler. Space for a washing machine and tumble dryer over. Double glazed window to the front aspect. Door to the side aspect.

Turning Staircase To The First Floor

Access to the loft space. Window to the front aspect. Recessed ceiling spotlights. Ceiling coving. Radiator.

Master Bedroom

24'0 x 16'0 max

A spacious master bedroom fitted with a range of floor to ceiling wardrobes to one wall. Two double glazed windows to the rear aspect with views overlooking open fields. Two radiators.

En-Suite

10'5 x 7'8

Fitted with a white suite comprising: shower cubicle, low level push button WC, bidet and twin pedestal wash hand basins. Chrome ladder style radiator. Recessed ceiling spotlights. Tiled floor. Double glazed window to the front aspect.

Bedroom Two

13'2 x 8'8

Double bedroom fitted with a range of floor to ceiling wardrobes with sliding doors. Double glazed window to the rear aspect with views overlooking open fields. Radiator.

Bedroom Three

15'2 x 8'7

Double bedroom with double glazed window to the front aspect. Ceiling coving. Radiator.

Family Bathroom

12'10 x 8'3

Spacious family bathroom fitted with a modern white suite comprising: tiled panelled bath, separate shower cubicle, low level push button WC with concealed cistern and vanity wash hand basin with mixer tap. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the front aspect.

Outside

Driveway

A driveway to the front provides off road parking and leads to the detached double garage.

Detached Double Garage

20'0 x 19'2

Two electric up and over doors. Double glazed window to the rear aspect.

Southerly Facing Garden

To the rear is a pleasant Southerly facing garden with a small lawn and various shrubs to the borders. A large decked patio takes maximum advantage of the countryside surroundings and provides a perfect place to put the Rattan furniture all year round ensuring further enjoyment of this idyllic retreat ideal for dining and entertaining both family and friends.

Tenure

The vendor has advised that the property is Freehold.

We also believe that the council tax band is G.

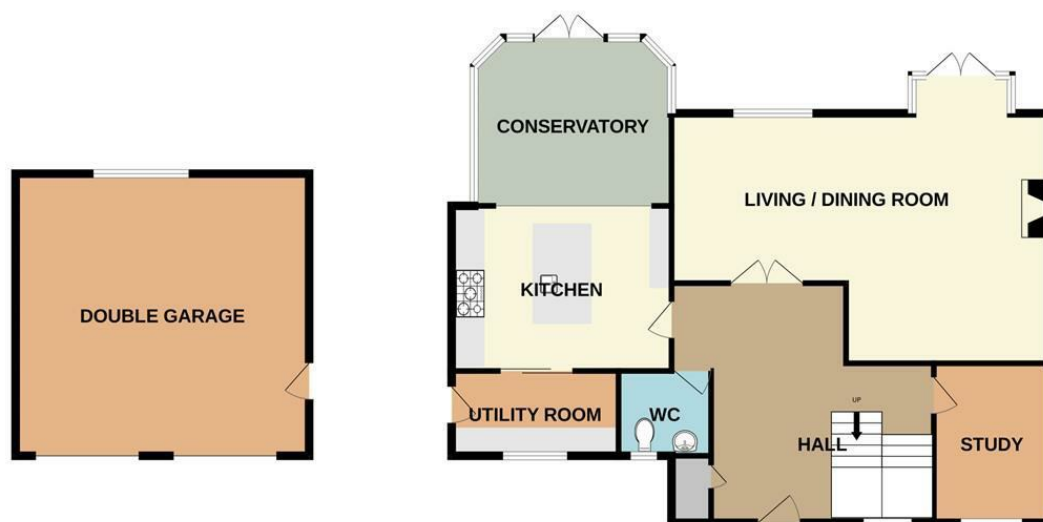
We would advise any prospective buyer to confirm these details with their legal representative.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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