



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# 62, Willowmead Drive, Prestbury, SK10 4DD

A spacious 5 bedroom detached family home in a sought after location in Prestbury, overlooking the river Bollin.

## Guide Price £799,950

Constructed of brick, this fabulous five bedroom detached property in an elevated position overlooking the river Bollin offers the discerning purchaser the opportunity to acquire a spacious family home in a highly desirable location close to Prestbury Village.

The accommodation briefly comprises, to the ground floor: Entrance hall, WC, 20ft living room leading through to a bright conservatory overlooking the delightful garden and the river below, dining room, kitchen/breakfast room. To the first floor, the landing allows access to five good sized bedrooms (one en-suite) and a family bathroom. The property is double glazed throughout and a gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this wonderful family home.

Outside, the property benefits from off-road parking on a Tarmacadam driveway allowing hard standing for motor vehicles and with access to the integral double garage, with lawns flanking the driveway, flower beds and hedges to both side. A wooden gate leads on to the side decked terrace, which follow around to the rear, providing a large space for outdoor seating and dining. Wooden steps lead down to the lawn, with borders of mature and specimen shrubs and trees, sloping down to the river below.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

### DIRECTIONS

From our Prestbury office proceed up Macclesfield Road, turning left after a short distance into Broadwalk. At the 'T' junction bear right into Bollin Hill, which in turn leads into Willowmead Drive, where the property can be found after a short distance on the left hand side, just after The Paddocks cul-de-sac.

### ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL 12'01 x 9'11 (overall)

With exposed brick wall, radiator, open wooden staircase to first floor.

#### WC 6'07 x 4'07

With pedestal wash hand basin with tiled splash back, low level WC, heated towel rail, laminate floor.

#### LIVING ROOM 20'06 x 12'09

Dual aspect with bay window to front, brick built feature solid fuel fireplace, laminate floor, two radiators, glazed double doors leading through to:

#### CONSERVATORY 17'09 (into bay) x 12'10

With two radiators, laminate floor, large bay window overlooking rear garden and river below, side door to decked terrace.

#### DINING ROOM 12'10 (into bay) x 12'02

With box bay window overlooking rear terrace and river below, radiator.

#### KITCHEN/BREAKFAST ROOM 20'06 x 10'06

Dual aspect with a range of fitted units including base cupboards and drawers, wall cupboards and worktops, twin stainless steel circular sinks, 4-ring gas hob and extractor, plumbing for dishwasher, integrated oven and grill, under counter fridge, dresser style fitted unit, space for dining, door to side decked terrace, door to:

#### DOUBLE GARAGE 17'04 x 15'06 (overall)

With power and light, electric roller door, gas boiler, water tank, built in unit with stainless steel sink and drainer and worktops.

### FIRST FLOOR

#### LANDING

Galleried landing with exposed wooden beam, radiator, loft access, storage cupboards.

**BEDROOM ONE 16'0 x 15'06**

With radiator.

**EN-SUITE**

With shower enclosure, vanity wash hand basin with cupboards below, low level WC, heated towel rail, tiled floor, part tiled walls.

**BATHROOM 10'04 x 6'09**

With shower enclosure, panelled bath with shower attachment, vanity wash hand basin with cupboards and drawers below, low level WC, heated towel rail, tiled floor, part tiled walls, airing cupboard.

**BEDROOM TWO 13'04 x 10'06**

With radiator, views over garden and river below.

**BEDROOM THREE 12'01 x 7'0**

With radiator, views over garden and river below.

**BEDROOM FOUR 12'10 x 10'01**

With laminate floor, radiator, dormer window.

**BEDROOM FIVE 16'06 x 12'10 (overall)**

With radiator, views over garden and river below.

**Tenure**

Freehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.

**PRESTBURY OFFICE:**

THE VILLAGE,  
PRESTBURY,  
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

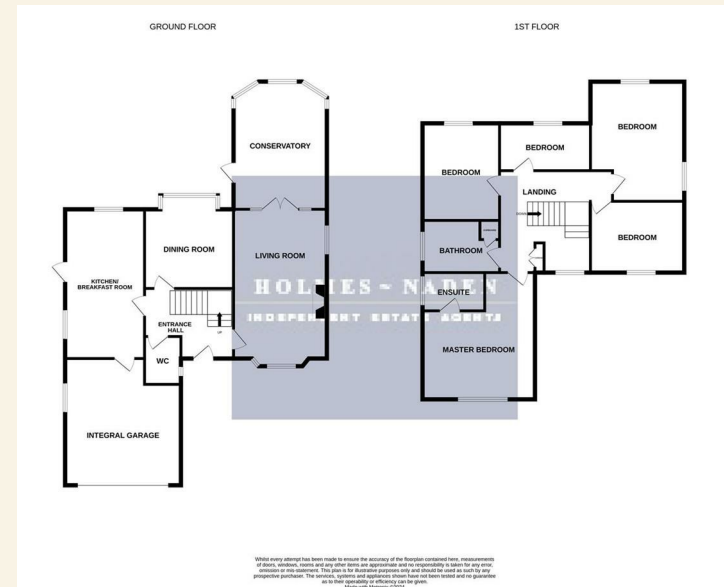
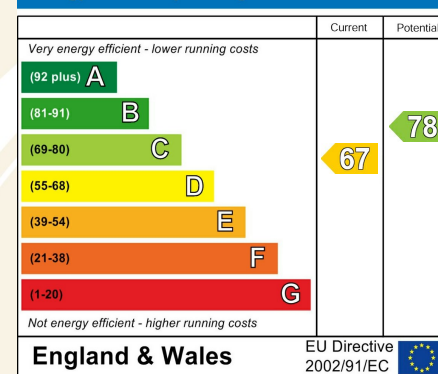
FACSIMILE: 01625 820019

**HEAD OFFICE:**

16 HIGH STREET,  
BOLLINGTON,  
MACCLESFIELD,  
CHESHIRE, SK10 5PH

TELEPHONE: 01625 560535

FACSIMILE: 01625 574445

**Energy Efficiency Rating****MISDESCRIPTIONS ACT 1967**

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