



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 3, Thorne Close, Prestbury, Cheshire, SK10 4DE

A beautifully located four bedroom detached property, within a short distance of Prestbury village centre

## Price £735,000

Situated in a delightful cul-de-sac location, the property offers the discerning purchaser a well maintained home, within a short distance of Prestbury village centre, ready for immediate occupation. The accommodation briefly comprises on the ground floor: Entrance hall, 19ft lounge with feature fireplace. To the lower ground floor there is a magnificent spacious kitchen with beautiful Shaker style units and an abundance of built-in appliances, dining room, conservatory and cloakroom/w.c. To the first floor the landing allows access to four good sized bedrooms, two bathrooms (one en-suite). A gas fired central heating system is installed.

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

The property enjoys good sized gardens to both the front and rear, laid mainly down to lawn with borders, shrubs and patio area. The driveway allows ample hard-standing for motor vehicles and easy access to the garage with electrically operated up and over door.

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 30 minutes drive of the property.

Directions: From our Prestbury office bear left at the mini-roundabout into Macclesfield Road. After a short distance turn left into Broadwalk and continue to the 'T' junction. Bear right into Bollin Hill, which in turn leads into Willowmead Drive. Turn left after a short distance into Thorne Close.

### ACCOMMODATION

#### ENTRANCE HALL

With stairs to both the lower ground floor and to the first floor, radiator

#### LOUNGE

19'4" x 17'9"

Enjoying feature Minster style fireplace with hearth and Living Flame gas fire, 2 radiators

### LOWER GROUND FLOOR

#### HALL AREA

With radiator, access door to garage

#### CLOAKROOM/WC

With vanity wash hand basin, low level w.c., radiator

#### DINING ROOM

14'11" x 8'11"

With radiator, French doors leading to:

#### CONSERVATORY

9'5" x 9'1"

With Double glazed French doors to garden

#### BREAKFAST KITCHEN

16'2" x 15'3" (narrowing down to 11'8")

Enjoying superb Shaker style units including base cupboards and drawers, wall cupboards and hardwood worktops, 4 ring gas hob with extractor hood, built-in microwave, double oven/grill, fridge and freezer, Belfast sink, tiled floor, dishwasher, part tiled walls, dining area, radiator, door to garden.

### FIRST FLOOR

#### LANDING

With airing/linen cupboard

#### BEDROOM 1

13'7" x 11'7"

With mirror fronted wardrobes, radiator

#### EN-SUITE

With shower cubicle, pedestal wash hand basin, low level w.c., towel rail/radiator

#### BEDROOM 2

14'10" x 8'11"

With built-in wardrobe, radiator, double doors to storage/boxroom



**BEDROOM 3**

14'7" x 8'6"

With built-in wardrobe, radiator

**BEDROOM 4**

12'0" x 8'9"

With radiator

**FAMILY BATHROOM**

With panelled bath and overhead shower, pedestal wash hand basin, low level w.c, tiled walls, radiator

**OUTSIDE**

Gardens as previously mentioned

**GARAGE**

17'11" x 17'6"

With electric up and over door, plumbing for washing machine, Belfast sink, access to main house.

**Tenure**

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

**Viewings**

Strictly by appointment through the Agents.

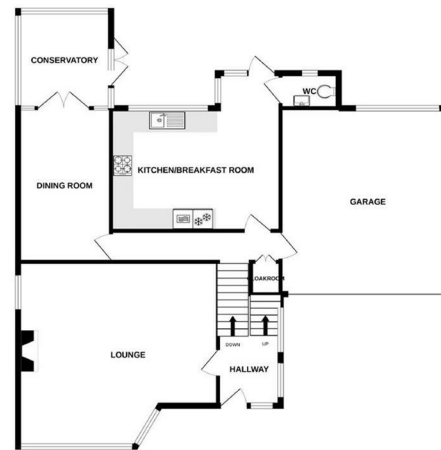
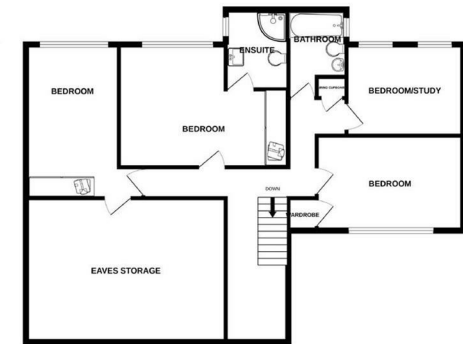
**Possession**

Vacant possession upon completion.

**PRESTBURY OFFICE:**THE VILLAGE,  
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1201 sq.ft. (111.6 sq.m.) approx.1ST FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.

TOTAL FLOOR AREA: 2275 sq ft. (211.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

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

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**Environmental Impact (CO<sub>2</sub>) Rating**

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

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**MISDESCRIPTIONS ACT 1967**

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