



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS



# 9, Brocklehurst Drive, Prestbury, Macclesfield, SK10 4JD

A superb opportunity to acquire a substantial 5 bedroomed detached family property in the heart of Prestbury, within short walking distance of the train station, Prestbury primary school, tennis club, shops and restaurants. The property enjoys magnificent gardens to both the front and rear, and two driveways allowing ample hardstanding for motor vehicles.

**Guide Price £1,100,000**

Constructed of Cheshire brick, this wonderful 5 bedroom family home, in a fabulous location close to Prestbury village, offers the discerning purchaser the opportunity to acquire a spacious family home.

The accommodation briefly comprises: Entrance hall, cloakroom WC, L-shaped living/family/kitchen, lounge, large living room/dining room, conservatory and utility. To the first floor there are 5 good sized bedrooms (two en-suite), and family bathroom. The property enjoys double glazing, a gas central heating system along with under floor heating in the kitchen.

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

The property is approached via a driveway with a large area of hardstanding for two motor vehicles, and access to the integral double garage. The front garden boasts a paved path leading round the house and a lawn with beds and borders of mature and specimen shrubs and trees. To the rear is a large paved terrace extending to the side, for outdoor seating and dining, lawn with borders of hedges and mature and specimen shrubs and trees. Access to a summerhouse is at the end of the garden. There is also an additional drive providing further off road parking.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 minutes and 30 minutes drive of the property.

**DIRECTIONS:** From our Prestbury Office proceed up the village passing St Peters Church turning left into Bollin Grove. Take the second right onto Scott road then first left onto Badger road. At the top of Badger road the property can be found right on the corner of Brocklehurst drive.

## **Accommodation**

### **Hall 14' x 5'9"**

With wood floor, paneled radiator, double wood doors leading to lounge and double wood doors leading to living / dining room. Recess with hanging rail and Oak staircase leading to first floor.

### **WC**

Tiled with wooden floor, stainless steel heated towel rail, low level WC, and vanity sink.

### **Lounge 14'5" x 15'10"**

Stone fireplace, with integrated log burner, double glass doors leading onto conservatory

### **Conservatory 14'9" x 11'6"**

With exposed brick, Indian stone tiled floor, double glass doors leading onto rear patio.

### **Living / Family / Kitchen 22'8" x 20'**

L-shaped Kitchen features integrated NEF microwave and dishwasher, belfast style sink, tiled stone / wood floor and wood base and wall cupboards inc integrated larder unit. Rangemaster five ring gas cooker with integrated hood, stable door leading to utility room. Exposed brick fireplace with wood beam mantle, featuring log burner and radiator.

### **Living / Dining Room 23'9" x 14'1"**

With glass doors out onto rear patio, door onto conservatory, two contemporary wall mounted radiators, granite breakfast bar and Indian stone floor.

### **Utility 8'3" x 7'5"**

With stable door, base and wall units, worktop, plumbing for washing machine and tumble dryer and door leading to rear patio.

### **Landing**

Loft hatch with pull down ladder leading to boarded loft.

### **Bedroom 1 11'8" extending to 15'8" x 13'3" (plus recess)**

With double French doors opening onto Juliet balcony. Floor to ceiling fitted wooden wardrobes and shelving, beams. Wooden fitted vanity desk unit with drawers.

### En-suite bathroom

En-suite bathroom with low level WC, tiled shower, contemporary wash basin, two velux windows and stainless steel brass coloured heated towel rail.

### Bedroom 2 15'8" x 9'10"

With fitted shelving units and cupboards, radiator.

### En-suite bathroom

With paneled bath, pedestal wash basin, lower level WC and tiled floor and part tiled walls.

### Bedroom 3 12'8" x 8'7"

With wood floor and radiator.

### Bedroom 4 11' x 8'9"

With radiator and fitted wardrobe and cupboard.

### Bedroom 5 15'10" x 11'4"

With windows front and back and radiator.

### Bathroom

With paneled bath, wash basin and WC, Indian stone tiled floor, tiled walls, double shower with two shower heads, heated stainless steel towel rail and velux window.

### Garage 18'10" x 16'6"

Double garage featuring two remotely operated electric doors., Inspection pit.

### Outside

Gardens as previously mentioned.

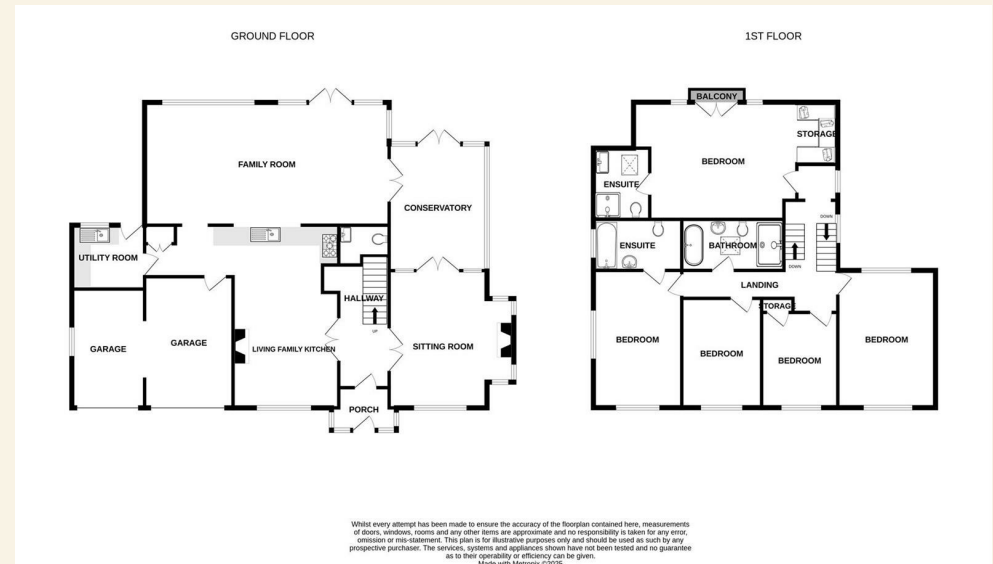
#### PRESTBURY OFFICE:

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



#### MISDESCRIPTIONS ACT 1967

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