



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Primrose House, 1, Brocklehurst Drive, Prestbury, Macclesfield, SK10 4JD

A magnificent recently constructed detached family property occupying a prestige location within short walking distance of Prestbury village centre and the train station located on the main line to Manchester and London.

Guide Price £1,295,000

Constructed of brick, this beautiful unique detached family property offers the discerning purchaser a wonderful home occupying a prestige location close to all local amenities and walking distance to the primary school. On entering the property you are immediately welcomed by a good sized reception hall with stairs to first floor, WC, lounge, a magnificent 33ft living family kitchen enjoying contemporary units with granite worktops and built-in appliances, as well as a dining area and family seating area with bi-folding doors through to the garden and separate utility. To the first floor the landing allows access to the master bedroom suite which enjoys a dressing and en-suite, three further bedrooms and a bathroom/WC. A gas fired central heating system has been installed.

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

The property enjoys a larger than average plot approached via electric gates allowing access to the hard standing area. There are further double gates leading to additional parking for several vehicles and easy access to the green Oak garage with electrically operated up and over door. There is potential to extend subject to planning permission. The gardens are laid mainly down to lawn with two large patio areas one enjoying a brick built BBQ with open fire.

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 2 minutes and 30 minutes drive of the property.

Directions: From our Prestbury office proceed past St Peters Church turning left at the railway station to Butley lanes. After a short distance turn left into Brocklehurst drive where the property can be found immediately on your left hand side.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 12'5" x 11'9"

Contemporary radiator, stairs to first floor, large built-in cloaks cupboard.

WC

With low level WC, wash hand basin with store cupboard below.

LOUNGE 15'2" x 12'5"

With contemporary radiator.

LIVING FAMILY KITCHEN 33' x 14'10" (extending to 27'6")

Enjoying contemporary style units including base cupboards and drawers, wall cupboards and granite worktops, one and a half bowl sink unit, ceramic hob with extractor, two ovens/grills, tiled floor, dishwasher, fridge, American fridge freezer, breakfast bar, dining area, family seating area, a contemporary wood burning stove, contemporary radiators, bi-folding doors leading to the garden.

UTILITY

With plumbing for washing machine and tiled floor.

FIRST FLOOR

LANDING

With radiator, access to roof space, large linen cupboard housing gas boiler.

BEDROOM 1 13'8 x 12'11"

With radiator,

DRESSING ROOM 9'10" x 8'2" (average measurements)

With fitted wardrobes and drawers, dressing table.

EN-SUITE

With shower, wash hand basin with drawers below, WC, radiator/towel rail, tiled walls, tiled floor.

BEDROOM 2 11'5" x 9'10"

With radiator.

BEDROOM 3 13'4" x 10'1"

With radiator.

BEDROOM 4 14'5" x 10'7"

With fitted wardrobes and drawers, two desks/dressing tables, radiator.

BATHROOM/WC

With panelled bath, low level WC, shower, wash hand basin with drawers below, tiled walls, tiled floor.

OUTSIDE**GREEN OAK GARAGE 18'2" x 9'5"**

With electric up and over door, power and light.

Larger than average gardens and parking as previously mentioned with two gated entrances, one electrically operated.

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:

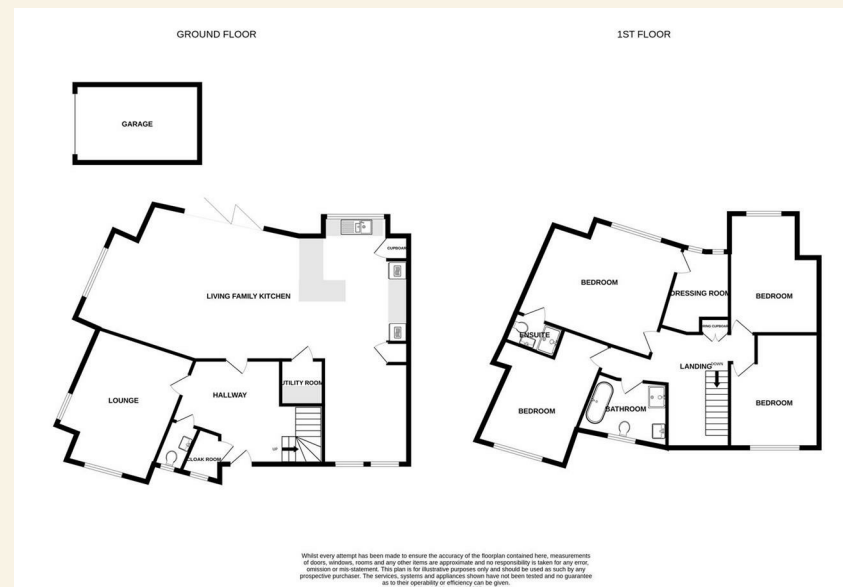
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**MISDESCRIPTIONS ACT 1967**

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