

# Driftwood

Prestbury



Andrew J Nowell  
& Company





## Driftwood, 26 Castlegate, Prestbury, SK10 4AZ

A substantial detached family home situated within easy reach of Prestbury Village.

- Over 3,200 sq ft
- South Facing Garden
- Large Corner Plot
- Recently refitted kitchen

Driftwood is an impressive detached family residence with versatile and spacious accommodation set across three floors.

On the ground floor a feature of particular note is the recently refitted living dining kitchen, this spacious kitchen has traditional shaker style units, Corian worksurfaces (with large breakfast bar) and integrated Siemens appliances, from the kitchen double doors open to both the family room and the large balcony. In addition on the ground floor is the entrance hall, study, large living room with open fire, pantry, cloakroom WC and integral double garage. From the kitchen a set of stairs lead down to the lower ground floor with a kitchenette/laundry room, snug, new shower room and sixth bedroom.

To the first floor is the principal bedroom suite with large ensuite bathroom with separate free standing bath and shower, second bedroom with en-suite shower room and Juliette balcony, three further well-proportioned bedrooms and the family bathroom.











Externally Driftwood occupies a secluded and larger than usual corner plot. Externally the property is approached via a driveway offering ample parking and leading to the integral double garage. The gardens wrap around the property to the side and rear and enjoy a southerly aspect. There is a large lawn, charming mature trees, shrubs and stone flagged patio.

Driftwood is located in a desirable and sought after quiet location within a short walk of Prestbury village. The village has boutique shops, local bars and restaurants, local pubs and a highly regarded primary school. There is a tennis club, golf course and the more comprehensive centres of Alderley Edge & Wilmslow are within approximately 10 minutes' drive providing an excellent range of shopping and educational facilities with a wealth of quality restaurants.

### Important Information

What 3 Words - ///tracks.lodge.reason

Council Tax - G

EPC Rating - C

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk\*: Very low risk of Surface water flooding, very low risk of flooding from rivers or seas. Other types of flooding unlikely.

Broadband\*\*: Ultrafast broadband available at the property

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Vodafone). Limited to no coverage with Three.

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

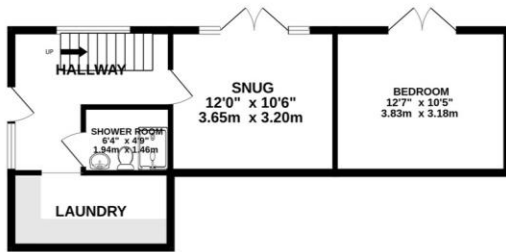
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



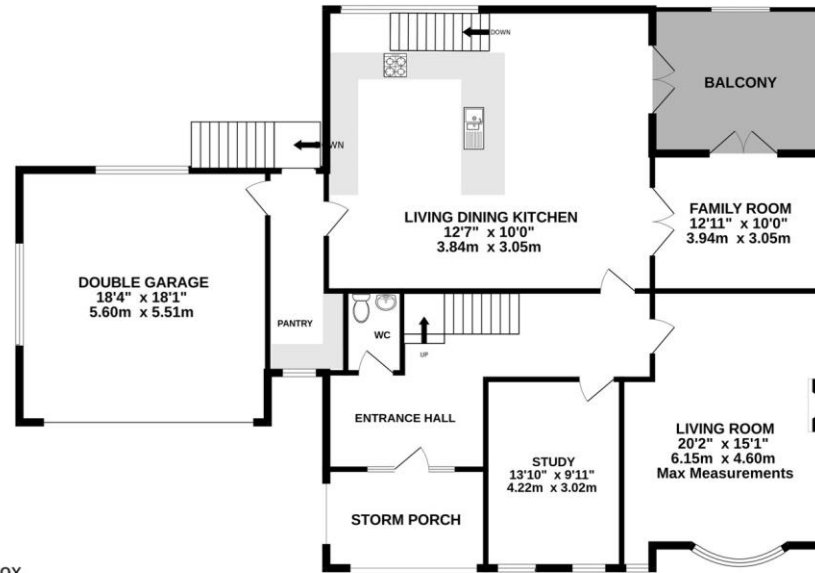




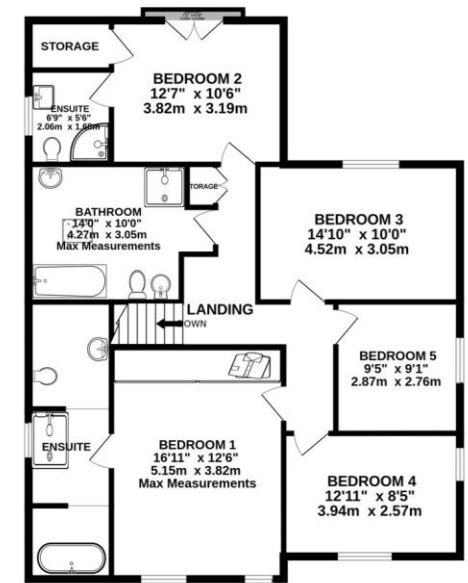
LOWER GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



GROUND FLOOR  
1728 sq.ft. (160.6 sq.m.) approx.



1ST FLOOR  
1121 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA : 3287 sq.ft. (305.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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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