



Andrew J Nowell
& Company

Spencers Nook, The Village, Prestbury

Guide Price £775,000



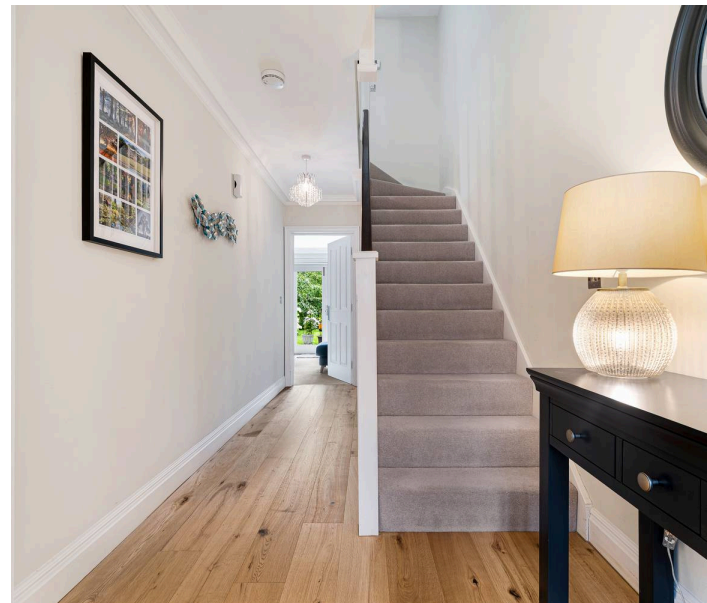
Spencers Nook, The Village, Prestbury, SK10 4DG

- Village Position
- Open Plan Living
- Mature Garden with Woodland Outlook
- High Quality Fittings Throughout

Situated within an exclusive development by renowned local builders PH Homes, Spencers Nook is an exceptional three-storey townhouse offering beautifully presented accommodation extending to approximately 1,357 sq.ft. Thoughtfully designed with an emphasis on quality and practicality, the property combines elegant interiors, premium fixtures and fittings, and a superb layout ideally suited to modern living, all within easy walking distance of Prestbury village centre.

The welcoming entrance hall leads to a contemporary SieMatic fitted kitchen, beautifully appointed with integrated appliances, extensive storage and a breakfast bar for informal dining. To the rear of the property, the spacious living room provides an excellent everyday living and entertaining space, featuring a contemporary fireplace and bi-folding doors opening directly onto the attractive rear garden. A useful utility cupboard and ground floor cloakroom complete the accommodation on this level.

Arranged over the upper two floors are four generous bedrooms, providing flexible accommodation for families, guests or those working from home.



The impressive principal bedroom enjoys its own private balcony overlooking the gardens together with a luxurious en-suite shower room, whilst a further double bedroom also benefits from en-suite facilities. The remaining two bedrooms are served by a stylish family bathroom, all appointed with high-quality Duravit sanitaryware and Hansgrohe fittings, reflecting the property's excellent specification throughout.

Externally, the property enjoys a block-paved driveway providing off-road parking to the front, whilst to the rear is a beautifully maintained, mature, private garden with paved terrace, well-stocked borders and a delightful woodland backdrop, creating a peaceful setting for outdoor entertaining.

A superb opportunity to acquire a high-specification home in the centre of Prestbury village, offering contemporary living, excellent craftsmanship and an enviable location close to excellent amenities and transport links.

Important Information

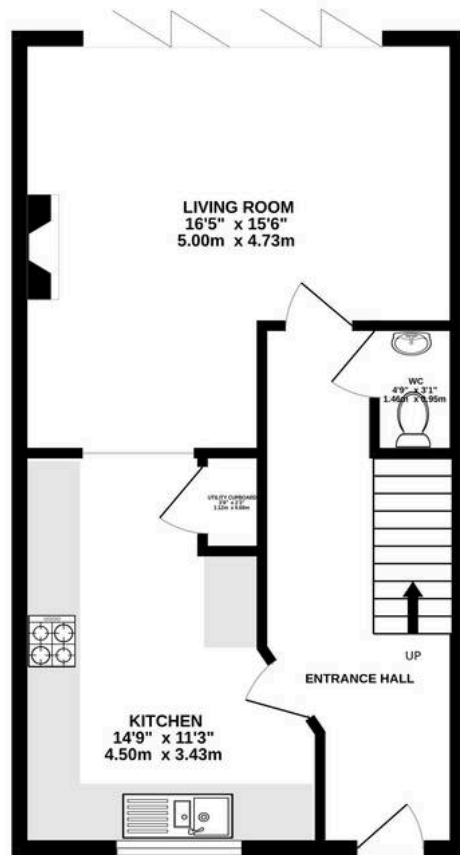
- Council Tax – Cheshire East – Band G
- EPC Rating – B (82/91)
- Tenure – Freehold
- Estate Charge - £840 per annum
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway
- What 3 Words – ///retail.cult.effort
- Flood Risk*: Low risk of flooding
- Broadband**: Superfast Broadband available.
- Mobile Coverage***: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

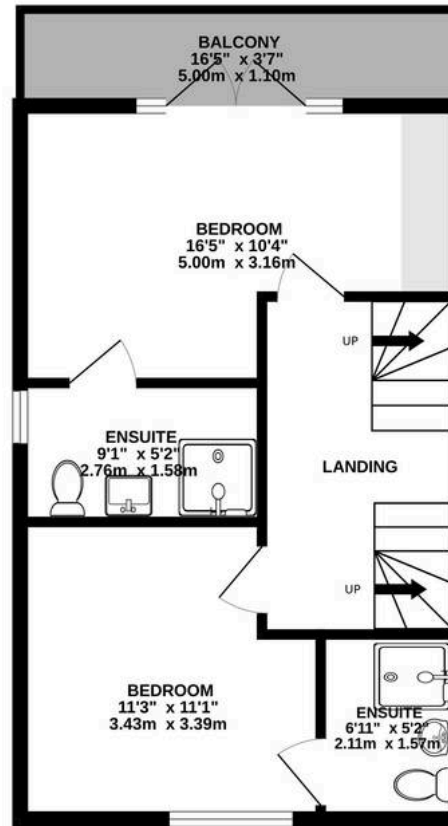
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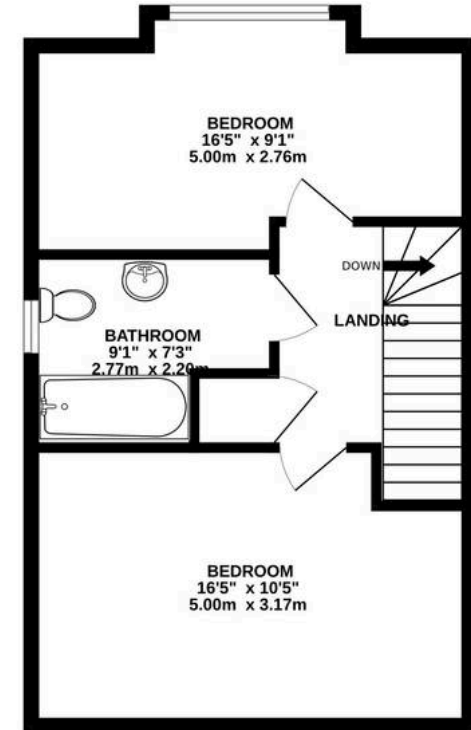
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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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