



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 42A, Willowmead Drive, Prestbury, Cheshire, SK10 4DD

A substantial detached family property situated in one of Prestbury's most popular locations backing on to open fields and within short walking distance of Prestbury village centre.

**Guide Price £899,950**

Constructed of brick, this substantial detached family property offers the discerning purchaser a wonderful home backing onto open countryside yet conveniently located from Prestbury village centre. On entering the property you are immediately welcomed by a 16ft reception hall, WC, 26ft lounge with French doors to the large decking area and taking full advantage of the views, study, living family kitchen with built-in appliances and separate utility. To the first floor the landing allows access to four double bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed.

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

To the front, there is a lawned garden with adjacent driveway allowing ample hard standing for motor vehicles and easy access to the double detached garage. There is a large decking area to the rear with adjacent lawn with steps down to lower ground garden with adjacent brook. A special mention must be made to the wonderful views over the open countryside.

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 10 minutes and 30 minutes drive of the property.

Directions: From our Prestbury office bear left at the mini roundabout into Macclesfield road taking the third turning left into Broadwalk. At the T-junction bear right and continue along Willowmead until the property can be found approximately 400 yards on the left hand side.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **RECEPTION HALL 16'7" x 11'10" (average measurements)**

With Oak floor, covered radiator, stairs to first floor, cloaks cupboard.

#### **WC**

With low level WC, wash hand basin, radiator, tiled walls and tiled floor.

#### **LOUNGE 26' x 16' (average measurements)**

With Oak floor, two radiators, cast log burning stove, bay window with French doors to the decking area taking full advantage of the views.

#### **STUDY 9'6" x 7'7"**

With Oak floor, radiator.

#### **LIVING FAMILY KITCHEN 24'7" x 15'2"**

Enjoying high gloss units including base cupboards and drawers, wall cupboards and granite worktops, matching central island/breakfast bar, gas range with extractor hood, one and a half bowl sink unit, plumbing for dishwasher, tiled floor, conservatory area with seating/dining area, French doors to the decking area, sliding doors leading to:

#### **UTILITY**

With matching units, stainless steel sink unit, plumbing for washing machine, tiled walls, gas boiler.

### **FIRST FLOOR**

#### **LANDING**

With access to roof space, radiator.

#### **BEDROOM 1 16' x 12'2"**

Enjoying fabulous views, covered radiator, mirror fronted wardrobes.

#### **EN-SUITE**

With twin wash hand basins, low level WC, Bidet, shower, radiator/towel rail, part tiled walls, tiled floor.

#### **BEDROOM 2 11'7" x 11'7"**

With covered radiator and fabulous views.

**BEDROOM 3 13'11" x 8'8"**

With radiator, fabulous views, built-in wardrobe.

**BEDROOM 4 15'2" x 8'7"**

With radiator.

**BATHROOM/WC**

With Paneled bath, low level WC, pedestal wash hand basin, shower, radiator/towel rail, tiled walls, tiled floor.

**OUTSIDE****DOUBLE DETACHED GARAGE 20' x 19'3"**

With twin electric up and over doors, power and light.

**GARDENS**

As previously mentioned.

**Tenure:**

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

**Viewings:**

Strictly by appointment through the Agents.

**Possession:**

Vacant possession upon completion.

**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>	68	75
(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	

**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

**MISDESCRIPTIONS ACT 1967**

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.

