



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 53, Meadow Drive, Prestbury, SK10 4EY

A well appointed and extended five bedroom detached family property occupying a delightful location backing onto open fields and within short distance of Prestbury village centre.

## Guide Price £899,950

Constructed of brick, this substantial detached property offers the discerning purchaser a wonderful family home with planning permission to extend and develop further subject to the prospective purchasers wishes. The well appointed accommodation briefly comprises an enclosed porch, entrance hall with stairs to first floor, WC, study, 18ft lounge, family room, a magnificent recently extended family kitchen with bi-folding doors to the rear garden and separate utility. To the first floor the landing allows access to five bedrooms and two bathrooms (one en-suite). A Vaillant EcoFlux Condensing heating system has been installed.

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

The property enjoys substantial gardens to both the front and rear laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees, rhododendrons and stone flagged terraces. The block paved driveway allows ample hardstanding for motor vehicles and easy access to the garage with electrically operated up and over door.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property. The Snicket allows access to the station via a 10 minute walk and Prestbury village in 15 mins (approximately).

Directions: From our Prestbury proceed past St Peters Church bearing right at the railway bridge into Prestbury Lane. Prestbury Lane in turn leads into Heybridge Lane and continue for approximately half a mile turning left into Yew Tree Way which in turn leads into Meadow Drive. The property can be found after a short distance on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

#### ENCLOSED PORCH 13'7" x 4'10"

#### ENTRANCE HALL

With contemporary radiator and stairs to first floor.

#### WC

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

#### STUDY 10' x 8'

With contemporary radiator.

#### LOUNGE 18'2" x 16'10"

With two radiators, feature fireplace and hearth with living flame gas fire.

#### FAMILY ROOM 16' x 11'4"

With contemporary radiator.

#### LIVING FAMILY KITCHEN 17'11" x 16'4"

Enjoying high gloss and shaker style units including base cupboards and drawers, wall cupboards and granite worktops, central island/breakfast bar, sink unit, double oven/grill, five ring gas hob with extractor hood, gas boiler, dining seating area, contemporary radiator, bi-folding doors leading to the garden.

#### UTILITY 9' x 8'11"

With fitted high gloss units, granite worktop, plumbing for washing machine, Belfast sink unit, door to garden and door to garage.

#### FIRST FLOOR

#### LANDING

With radiator, airing cupboard with lagged up water cylinder, access to roofspace (via folding wooden ladder and the loft is part boarded).

#### BEDROOM 1 13'9" (extending to 20'6") x 14'5" (overall)

With two radiators, fitted wardrobes, matching dressing table and drawers, fabulous views.

**EN-SUITE**

With shower, low level WC, vanity wash hand basin with store cupboards below, radiator/towel rail, tiled walls.

**BEDROOM 2 11'10" x 7'**

With radiator, built-in wardrobe.

**BEDROOM 3 12'2" x 9'6"**

With radiator, fitted wardrobes and cupboards, dressing table, fabulous views.

**BEDROOM 4 14'5" x 11'8**

With radiator, pedestal wash hand basin, built-in wardrobe, lovely views.

**BEDROOM 5 9'10" x 7'11" (overall)**

With fitted wardrobes, radiator.

**BATHROOM/WC**

With paneled bath overhead shower, vanity wash hand basin with store cupboards below, low level WC, tiled walls, radiator/towel rail.

**OUTSIDE**

Gardens as previously mentioned.

**GARAGE 16'3" x 14'7" plus workshop area 9'3" x 5'1"**

With power and light, electric up and over door.

**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:**

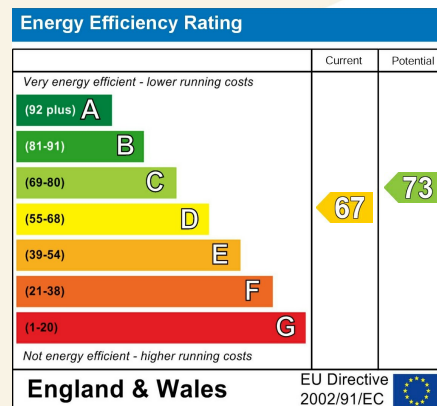
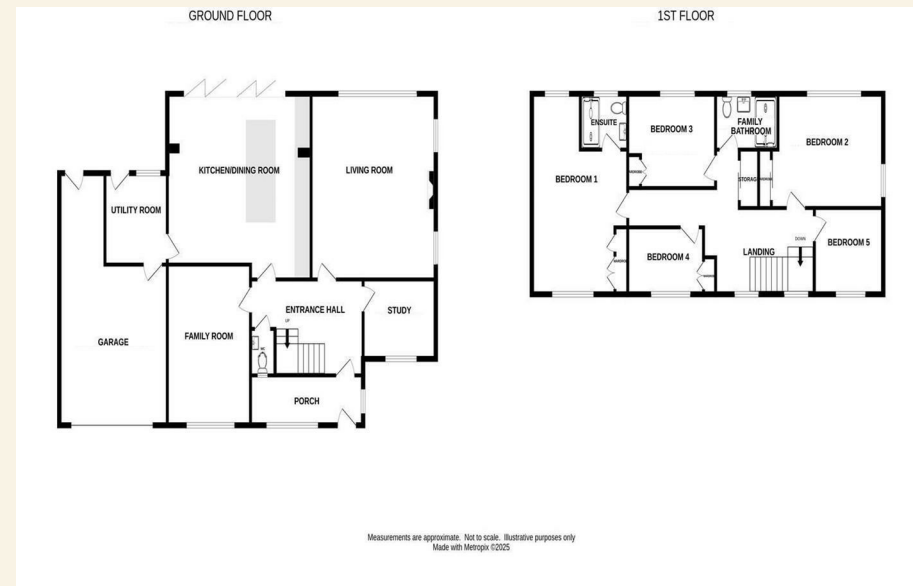
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