

HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

22, Castle Hill,

Prestbury, Cheshire, SK10 4AS

A deceptively spacious 4 bedroomed detached bungalow enjoying far reaching views over open countryside.

Guide Price £795,000

Constructed of brick, this substantial deceptively spacious bungalow offers the discerning purchaser a fabulous home within short distance of Prestbury village centre.

The accommodation briefly comprises an enclosed porch, entrance hall opening through to a library/study, WC, dining room/Bedroom four, family room taking full advantage of the views, sitting room, snug and 19ft breakfast kitchen with built-in appliances. There are three further double bedrooms and three bathrooms (2 en-suite). A gas fired central heating system has been installed, augmented by double glazing.

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

The property enjoys good sized gardens to both the front and rear laid mainly down to lawn with well stocked borders, shrubs, mature trees and block paved patio area. The driveway allows ample hardstanding for motor vehicles and easy access to the detached garage with electrically operated up and over door.

A special mention must be made of the outstanding views over the adjoining countryside.

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, InterCity rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

ACCOMMODATION

ENCLOSED PORCH
With stone flagged floor.

ENTRANCE HALL
With covered radiator. Opening through to:

LIBRARY/STUDY 11'7" x 8'7"
With fitted bookshelves and cabinets. Radiator.

WC
With low level WC. Wash hand basin. Radiator.

DINING ROOM/ BEDROOM 4 13'6" x 12'11"
With radiator.

FAMILY ROOM 13'2" x 12'9"
With radiator. French doors taking full advantage of the views and allowing access to the rear garden. Feature fireplace with open grate which opens through to:

SITTING ROOM 17'9" x 14'6"
Sharing the same feature fireplace with open grate. Radiator. Delightful views. Steps down to:

SNUG 11'0" x 9'5"
With radiator. French doors to rear garden.

BREAKFAST KITCHEN 19'2" x 11'0"
With a range of modern units including base cupboards and drawers, wall cupboards and granite composite worktops. One and a half bowl sink unit with boiling water tap, plumbing for dishwasher. Four ring gas hob with extractor hood over. Double oven. Laminate flooring. Part tiled walls. Radiator. Cupboard with plumbing for washing machine.

MASTER BEDROOM 17'0" x 12'2"
With radiator. Fitted wardrobes and drawers.

EN-SUITE
With shower cubicle. Low level WC. Bidet. Wash hand basin. Fitted units. Radiator. Fully tiled walls. Tiled floor.

BATHROOM/WC
With panelled bath, wash hand basin, bidet, low level WC, wet area with shower, covered radiator, cupboard, part tiled walls, tiled floor with under floor heating.

INNER HALL
With radiator.

BEDROOM 2 12'5" x 10'3" (plus wardrobe recess)
With radiator. Fitted wardrobes.

EN-SUITE.
With pedestal wash hand basin. Electric shower cubicle. Low level WC. Towel rail/radiator. Part tiled walls. Tiled floor.

BEDROOM 3 14'3" x 7'9"
With radiator.

OUTSIDE

GARDENS
As previously mentioned. Outside power and light.

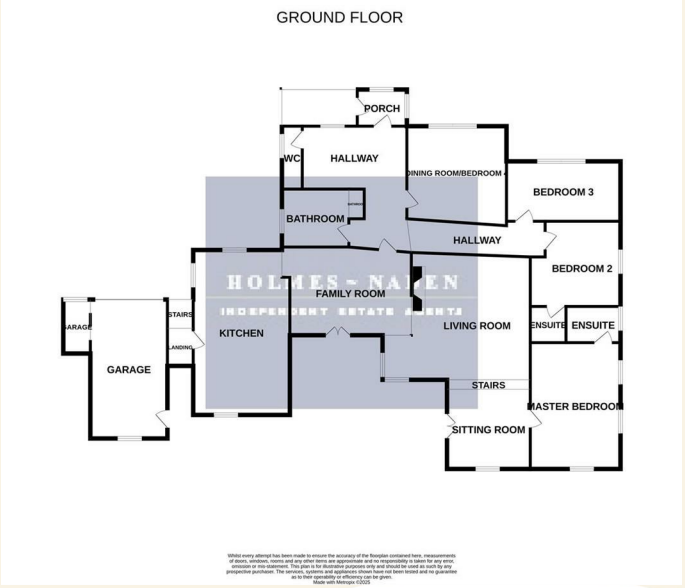
GARAGE 18'6" x 13'3" (narrowing down to 9'7")
With electric up and over door. Power, light and water.

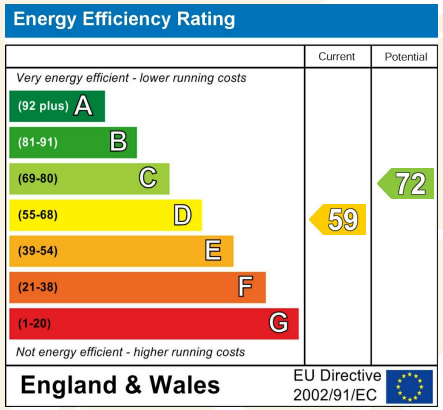
N.B:
Connected to Cable and Broadband

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

Viewings
Strictly by appointment through the Agents.

Possession
Vacant possession upon completion.





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