



12 Marlborough Drive, Macclesfield

Macclesfield

Guide Price £900,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Macclesfield

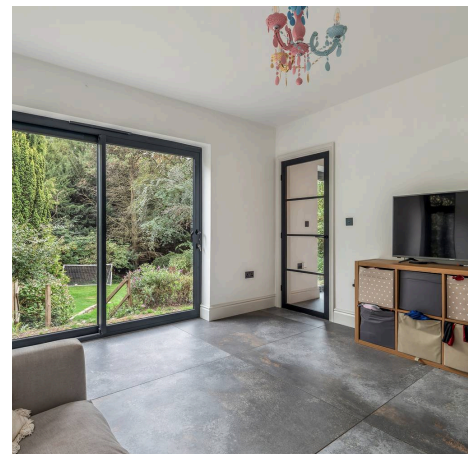
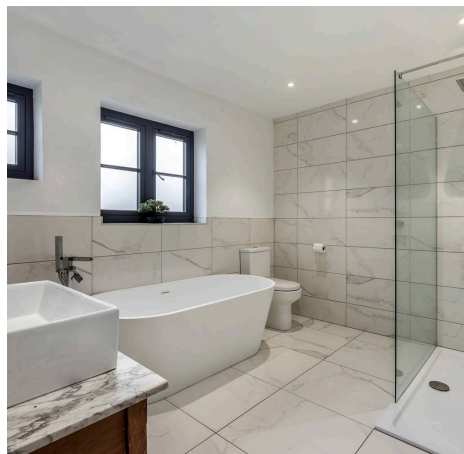
An impressive five-bedroom detached executive residence, occupying a prime position within one of Tytherington's most desirable residential locations. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Exceptional five-bedroom detached home
- Stunning open-plan living & entertaining space
- Luxurious principal suite with vaulted ceiling
- Private established garden & ample parking
- Versatile playroom, office & boot room
- Detached, prime Tytherington location



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Internally, the heart of the home is the outstanding open-plan kitchen, dining and living space, where bespoke solid oak cabinetry, polished concrete worktops and a striking central island create a sophisticated yet welcoming setting. Expansive bi-fold doors open onto the rear garden, creating a seamless connection between the stylish interior and private outdoor space.

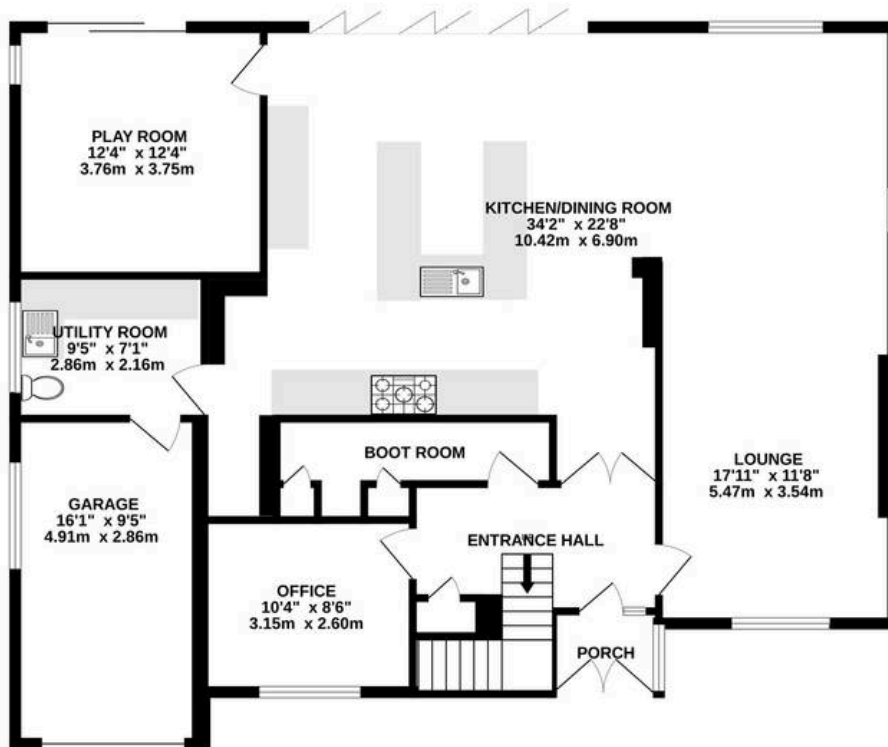
The ground floor further offers a playroom, dedicated home office, boot room, utility room, pantry and integral garage, providing an exceptional level of practicality for modern family life.

Upstairs, five generous double bedrooms include a luxurious principal suite with vaulted ceiling, Juliet balcony overlooking the garden and beautifully appointed contemporary en-suite. Bedroom two also benefits from fitted wardrobes and an en-suite, while the remaining bedrooms are complemented by an elegant family bathroom featuring a freestanding bath and separate walk-in shower.

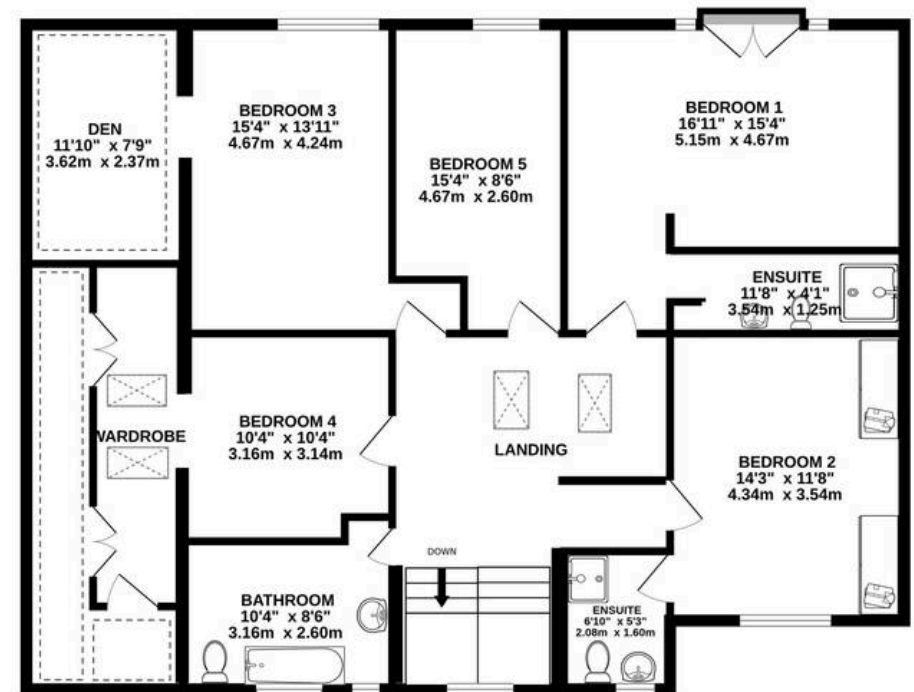
Outside, the property continues to impress with a private driveway, integral garage and substantial rear garden, beautifully enclosed by established borders to create a peaceful and private setting for entertaining and family enjoyment.



GROUND FLOOR
1393 sq.ft. (129.5 sq.m.) approx.



1ST FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



TOTAL FLOOR AREA : 2764 sq.ft. (256.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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