



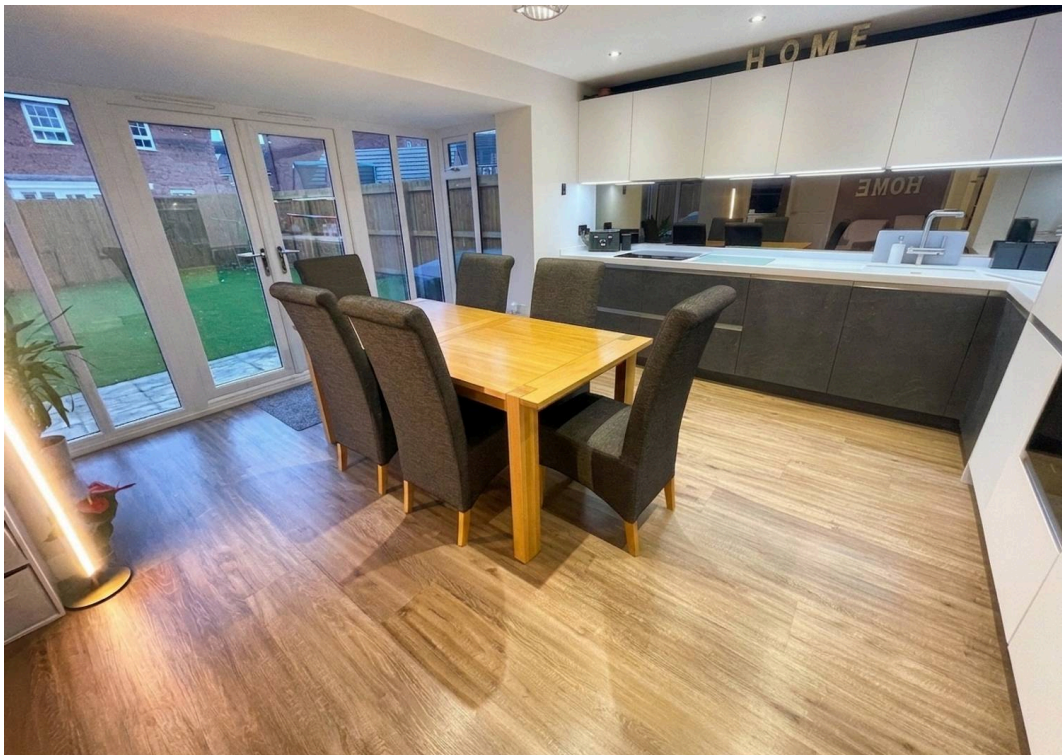
26 Dixon Drive, Chelford

Macclesfield

£565,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



26 Dixon Drive

Chelford, Macclesfield

Council Tax Band: F

Tenure: Freehold

Services (NOT TESTED): All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: B

Total Floor Area: 1545 sqft

Viewings: Viewings strictly by appointment through the agents

- Exquisite Dining Kitchen by Rempp Kuchen
- Walking Distance of Train Station, School & Medical Centre
- Fitted Wardrobes to All Bedrooms
- Bay Fronted Living Room
- 4 Double Bedrooms & 2 Bathrooms
- Exceptional Detached Home
- Garage & Driveway with EV Point
- Downstairs W.C & Utility Room
- Integrated Appliances & Light Reflecting Privacy Glass
- South Facing Garden & Patio with Awning



26 Dixon Drive

Chelford, Macclesfield

A stunning four bedroom detached family home, beautifully positioned within a modern development by David Wilson Homes and significantly enhanced with a series of high-quality upgrades throughout.

This impressive property has been thoughtfully improved to create a stylish and contemporary living environment, most notably with the installation of a premium German kitchen by Rempp Küchen. Designed with both aesthetics and functionality in mind, the refitted dining kitchen features sleek cabinetry, quality work surfaces and a range of integrated appliances by Siemens and AEG, providing a superb space for everyday family life and entertaining alike. Owing to its desirable south-facing aspect, the feature bay with French doors is enhanced by light-reflecting privacy glass, allowing natural light to flood the room while maintaining discretion.

Further upgrades include Karndean flooring, refitted vanity units to both the family bathroom and ensuite, together with a refitted utility room finished to the same exacting standard. Built-in fitted wardrobes have been installed to all four bedrooms, ensuring excellent storage solutions throughout.



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The accommodation briefly comprises a welcoming hallway with a well-appointed downstairs W.C., a spacious bay-fronted living room with feature fireplace, and the impressive open-plan dining kitchen with separate utility room.

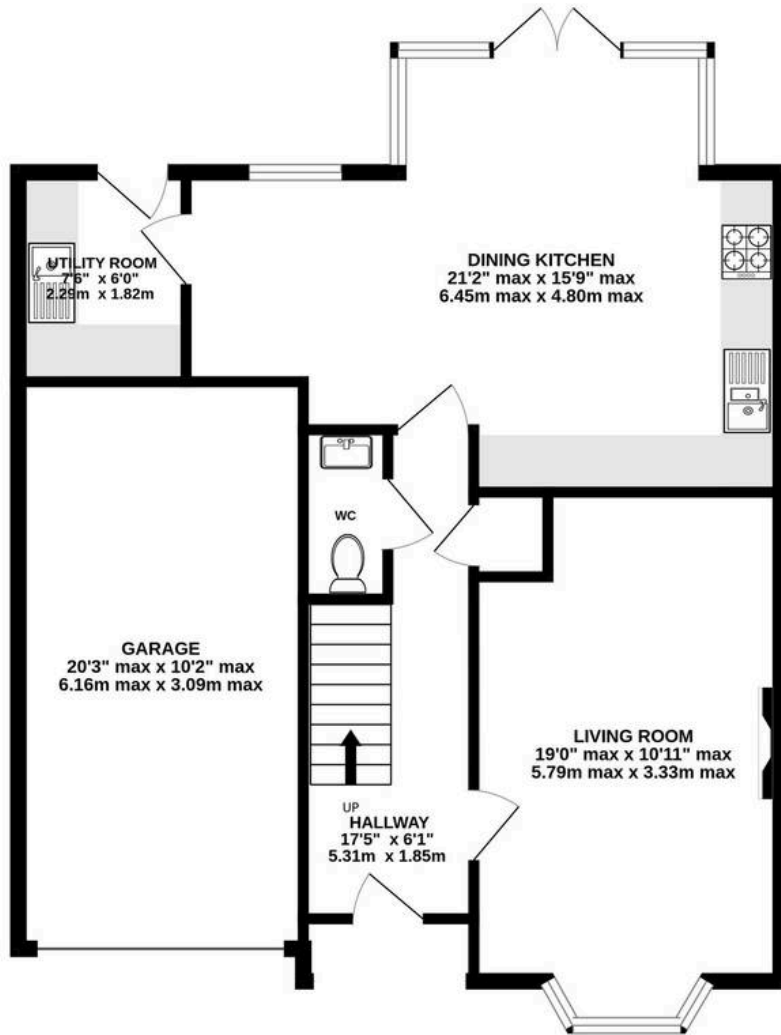
To the first floor, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. The remaining three double bedrooms also feature fitted wardrobes and are served by a well-appointed three-piece family bathroom, complemented by an additional walk-in shower.

Externally, the property is further enhanced by low-maintenance, thoughtfully designed front and south-facing rear gardens with artificial lawn, ideal for families and pet lovers alike. The rear garden also benefits from a fixed awning, perfect for outdoor entertaining during the summer months. A driveway provides ample off-road parking and leads to an integral garage.

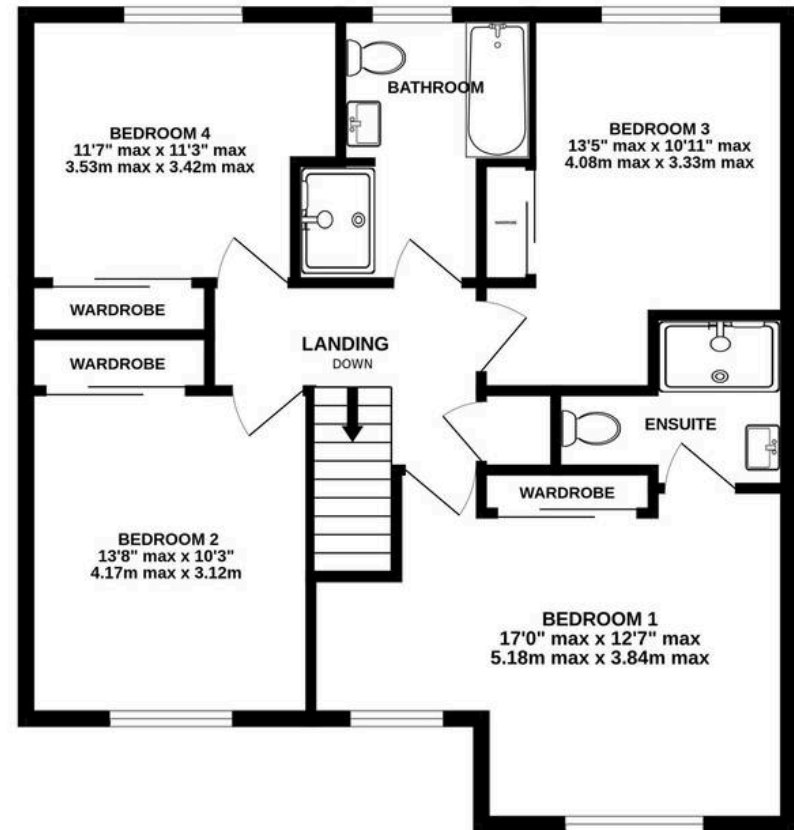
An internal viewing is highly recommended to fully appreciate this exceptional 'turn-key' home, all located within walking distance of Chelford Primary School, Medical Centre, and Train Station for easy access into Manchester City Centre & Airport.



GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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