



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 76, Walker Lane, Sutton, Cheshire, SK11 0HU

An immaculately extended and refurbished five bedroom property enjoying a delightful semi rural location with gardens, ample parking and outstanding views over adjoining countryside, situated in the sought after village of Sutton Lane Ends.

**Guide Price £889,000**

This exceptional property offers a spacious and versatile family home, having been extended and refurbished to a high standard, enjoying a delightful position backing onto open countryside. On entering, a bright entrance hall leads to a dual aspect sitting room with oak flooring and bay window with built-in seating. To the rear is a superb open plan living, dining and family area with bi-folding doors opening onto the garden and stone patios, complemented by a wood burning stove and underfloor heating. The kitchen sits just off the main living space with access to a utility room and cloakroom/WC, together with a gym and additional storage areas.

To the first floor there are three well proportioned double bedrooms, all beautifully presented. The principal suite is of particular note, enjoying a private seating area, dressing room and a luxurious en-suite with freestanding bath and walk-in shower. The remaining bedrooms both benefit from en-suite facilities.

To the second floor there are two further bedrooms, one currently utilised as a home office, together with a shower room.

The property enjoys landscaped gardens to the rear with lawn, mature planting, stone patios and a sunken firepit area, all enjoying a high degree of privacy and countryside views. To the front there is a resin bonded driveway

providing ample parking, together with a garage store.

An internal inspection is highly recommended to appreciate the accommodation on offer.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield. Access to the national motorway network, Manchester International airport and InterCity rail links to London and all within 10 and 40 minutes drive.

Directions from the centre of Macclesfield: proceed along the A523 signposted Leek. At the traffic lights turn left into Byrons Lane, sign posted Langley & Sutton. Continue for a short distance turning right shortly before the aqueduct into Bullocks Lane. Proceed along Bullocks Lane and after approximately 0.75 miles turn left into Walker Lane where the property can be located after approximately 400 yards on the left hand side.

## **ACCOMMODATION**

## **GROUND FLOOR**

## **ENTRANCE HALL**

20'3" x 8'2" (narrowing to 6'4")

A bright entrance hall with anthracite aluminium door and matching glazed side panels, tiled flooring, underfloor heating, LED lighting, three storage cupboards and staircase to the first floor with oak balustrade and glass inserts.

## **SITTING ROOM**

17'3" x 12'3"

A beautifully presented dual aspect room with bay window and built-in seating, additional side windows, oak flooring, underfloor heating, slate tiled media wall and glazed oak sliding doors.

## **LIVING/DINING/FAMILY ROOM**

23'6" x 22'6"

An impressive open plan space enjoying countryside views and bi-folding doors to the rear and side. Features include a slate tiled media wall, Stovax wood burning stove, tiled flooring, underfloor heating, bespoke cabinetry, stone worktops and breakfast bar with oak countertop.

## **KITCHEN**

12'2" x 7'4"

A sleek fitted kitchen with high gloss units, contrasting work surfaces, twin stainless steel sink, NEFF gas hob, extractor, oven/grill, microwave and integrated dishwasher. Finished with tiled flooring and underfloor heating.

## **UTILITY ROOM**

10'7" x 7'8" (narrowing to 4' x 5'1")

Fitted with matching high gloss units and stone work surfaces, with plumbing for washing machine, space for fridge freezer, tiled flooring and access to WC and gym.

## **CLOAKROOM/WC**

6'3" x 2'3"

Fitted with low level WC, vanity wash hand basin, part tiled walls, tiled flooring and underfloor heating.

## **GYM**

10'4" x 11'1"

A useful and versatile room with oak flooring, mirrored wall, underfloor heating and side window.

## **FIRST FLOOR**

### **LANDING**

8'2" x 12'2" (maximum)

With Velux window, staircase to the second floor and access to the first floor accommodation.

### **BEDROOM 1**

21'9" x 12'8"

A generous principal bedroom with rear facing patio doors and window enjoying countryside views, fitted wardrobes, underfloor heating and access to the dressing room.

### **DRESSING ROOM**

Fitted with wardrobes and dressing table, with rear window, Velux window, underfloor heating and access to en-suite.

### **EN-SUITE**

18'1" x 7'5" (narrowing to 15'2" x 7'5")

A luxurious four piece suite comprising freestanding double ended bath, walk-in shower, vanity wash hand basin and low level WC. Finished with tiled flooring, part tiled walls, Velux window and underfloor heating.

### **BEDROOM 2**

13'7" x 12'8"

A spacious double bedroom with front facing window, wardrobe recess and access to en-suite.

### **EN-SUITE**

8' x 6'

Fitted with walk-in shower, vanity wash hand basin, low level WC, tiled flooring and underfloor heating.

### **BEDROOM 3**

13'8" x 11'3"

A further double bedroom with front facing window and access to en-suite.

### **EN-SUITE**

Fitted with shower enclosure, vanity wash hand basin, low level WC, tiled flooring and part tiled walls.

## **SECOND FLOOR**

**LANDING**

8' x 9'2"

With Velux window, eaves storage and access to further accommodation.

**BEDROOM 4**

10'8" x 11'7"

A well proportioned bedroom with rear facing window, radiator and LED lighting.

**BEDROOM 5/OFFICE**

7'5" x 8'9"

A versatile room ideal as a bedroom or home office, with rear facing window and radiator.

**SHOWER ROOM**

10'7" x 7'4" (maximum)

Fitted with corner shower, vanity wash hand basin, low level WC, tiled splashbacks and rear facing window.

**OUTSIDE****GARDENS & GROUNDS**

The property is set back from the road behind a dry stone wall and enjoys a resin bonded driveway providing ample parking. The rear garden is beautifully landscaped, laid mainly to lawn with substantial stone flagged patio areas and a feature sunken seating area with fire pit. The garden enjoys a high degree of privacy and adjoins open farmland.

**WORKSHOP/SHED**

11'4" x 9'2"

A useful outbuilding with power, lighting, tiled flooring, wash hand basin and bi-folding garage doors.

**LOG STORE**

9'4" x 7'2"

Timber clad store with lighting, power and racking.

**GARAGE STORE**

9'4" x 8'5"

Useful storage space housing the boiler and services, with Belfast sink, worktops, power and bi-folding garage doors.

**Tenure:**

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

**Viewings:**

Strictly by appointment through the Agents.

**Possession:**

Vacant possession upon completion.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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**

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC

