



**MAYFIELD HOUSE 2 BISHOPS CLOSE | BOWDON**

**£1,100,000**

A superbly proportioned and presented 5 bedroom detached family home (2015 sq ft NOT inc garage) in a sought after cul de sac location within the catchment area of highly regarded primary and secondary schools. Large welcoming entrance hall, formal living room to the front with attractive inglenook plus further sitting room to the rear, fitted dining kitchen with Miele appliances, adjacent formal dining room and separate utility room and cloakroom/WC. Master bedroom with en suite shower room plus guest room with en suite and 3 further bedrooms serviced by the modern family bathroom/WC. Off road parking within the driveway, Indian stone path and detached double garage currently used for storage and as a gym. To the rear is a large Indian stone patio seating area with attractive lawned gardens beyond all benefiting from a high degree of seclusion and privacy. Secure timber gate to the side. Viewing is highly recommended.

POSTCODE: WA14 3NB

## DESCRIPTION

Bishops Close forms part of an exclusive cul de sac location developed in the immediate vicinity with detached properties of varying design all set within mature grounds all of which combine to create an attractive setting. Local shops are available nearby and access to the surrounding network of motorways is a little under a mile away. The property lies within the catchment area of highly regarded primary and secondary schools and is also well placed for The Bollin Valley and walks within the North Cheshire Green Belt.

This superbly presented accommodation is approached via a large welcoming entrance hall which leads onto a generously proportioned formal sitting room with attractive inglenook whilst to the rear is a separate family room with doors leading to the rear garden. There is a dining kitchen with a range of integrated Miele appliances. Adjacent to the dining kitchen is a separate dining room and also a utility room.

To the first floor there is an impressive master bedroom with en-suite shower room and there is a guest suite with en-suite shower room/WC. There are 3 further excellent bedrooms serviced by the recently installed family bathroom/WC.

Externally to the front the driveway provides off road parking for several cars and there is a double garage beyond with EV charger point attached. The garage is currently used for storage and as a home gym. Recently installed secure timber gate to the side. To the rear is a full width recently laid Indian stone terrace with delightful lawned gardens beyond all enjoying a high degree of seclusion and privacy.

To conclude an excellent family home and viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Spindle balustrade staircase to first floor. Ceiling cornice. Radiator.

#### FORMAL SITTING ROOM

20'7" x 13'10" (6.27 x 4.22)

Approached via double glass panelled doors from the entrance hall and with a focal point of an impressive inglenook with leaded and stained effect PVCu double glazed windows plus tiled hearth and brick surround. PVCu double glazed windows to the front and side. Two radiators. Television aerial point.

#### FAMILY ROOM

14'4" x 9'1" (4.37 x 2.77)

With PVCu double glazed doors leading onto the rear garden. Radiator. Television aerial point.

#### DINING ROOM

11'8" x 11'5" (3.56 x 3.48)

With PVCu double glazed window overlooking the rear garden. Radiator. Ceiling cornice.

#### BREAKFAST ROOM/KITCHEN

19'1" x 14'6" (5.82 x 4.42)

Modern shaker style kitchen with cream wall and base units plus heat resistant work surface over incorporating 1 1/2 bowl enamel sink unit with drainer. Range of Miele appliances including integrated oven/grill plus combination microwave oven and warming drawer, 4 ring induction hob with stainless steel extractor hood and dishwasher. Liebherr fridge freezer. Tiled splashback. PVCu double glazed window to the front. Tiled floor. Ample space for dining suite. PVCu double glazed double doors to the rear garden. Radiator. Telephone point.

#### CLOAKROOM

Fitted with a modern white suite with chrome fittings comprising WC and vanity wash basin. Opaque PVCu double glazed window to the side. Tiled splashback. Radiator.

#### UTILITY ROOM

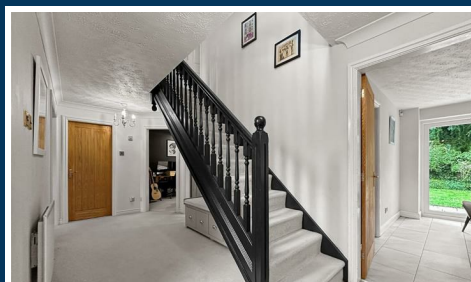
7'10" x 5'11" (2.39 x 1.80)

With a continuation of matching units from the kitchen and work surface incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Cupboard housing combination gas central heating boiler. Composite door to the rear. Radiator. Tiled floor. Tiled splashback.

### FIRST FLOOR

#### LANDING

PVCu double glazed window to the front. Loft access hatch. Airing cupboard.



### BEDROOM 1

20'3" x 13'10" (6.17 x 4.22)

With PVCu double glazed windows to the front and side. Radiator. Television aerial point.

### EN-SUITE

9'1" x 7'8" (2.77 x 2.34)

Fitted with a modern white contemporary suite with chrome fittings comprising walk in shower enclosure, twin vanity wash basin and WC. Fully tiled walls and floor. Radiator with towel rail. Recessed low voltage lighting. Extractor fan. Opaque PVCu double glazed window to the side.

### BEDROOM 2

15'3" x 11'8" (4.65 x 3.56)

PVCu double glazed window overlooking the garden. Natural wood flooring. Radiator.

### EN-SUITE

8'0" x 3'6" (2.44 x 1.07)

With a suite comprising tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Radiator with towel rail. Extractor fan. Tiled walls and floor.

### BEDROOM 3

11'1" x 10'9" (3.63 x 3.28)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 4

11'8" x 9'6" (3.56 x 2.90)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 5

10'7" x 7'5" (3.23 x 2.26)

PVCu double glazed window to the front. Radiator.

### BATHROOM

6'2" x 4'8" (1.88 x 1.42)

Fitted with a modern contemporary white suite with chrome fittings comprising bath with mains shower over, WC and vanity wash basin. Extractor fan. Radiator with towel rail. Opaque PVCu double glazed window to the side. Tiled walls and floor.

### OUTSIDE

#### DETACHED DOUBLE GARAGE

With up and over door plus further door and window to the side. Light and power. Currently used for storage and as a gym.

To the front of the property the driveway provides ample off road parking and has adjacent lawned gardens with well stocked flowerbeds. An Indian stone footpath the leads to gated access to the rear. Attached to the garage there is the added benefit of an EV charger point.

To the rear and accessed via the family room plus dining kitchen is an Indian stone seating area with delightful lawned gardens beyond with mature shrub borders and well stocked flowerbeds. The gardens enjoy a high degree of seclusion and privacy.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

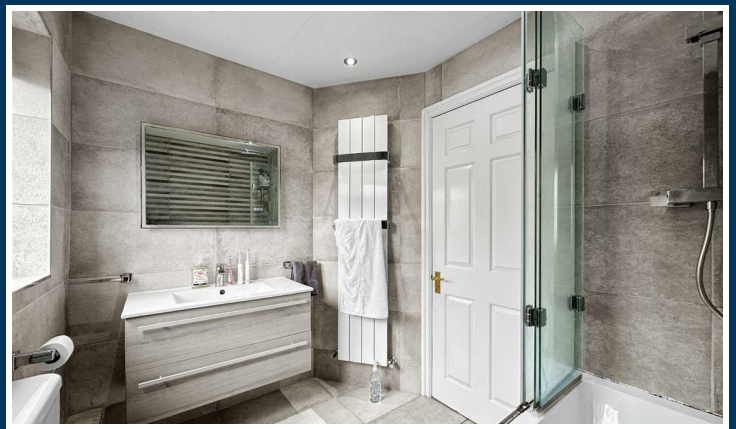
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### TENURE

We are informed the property is held on a Freehold basis. This should be verified by your Solicitor.

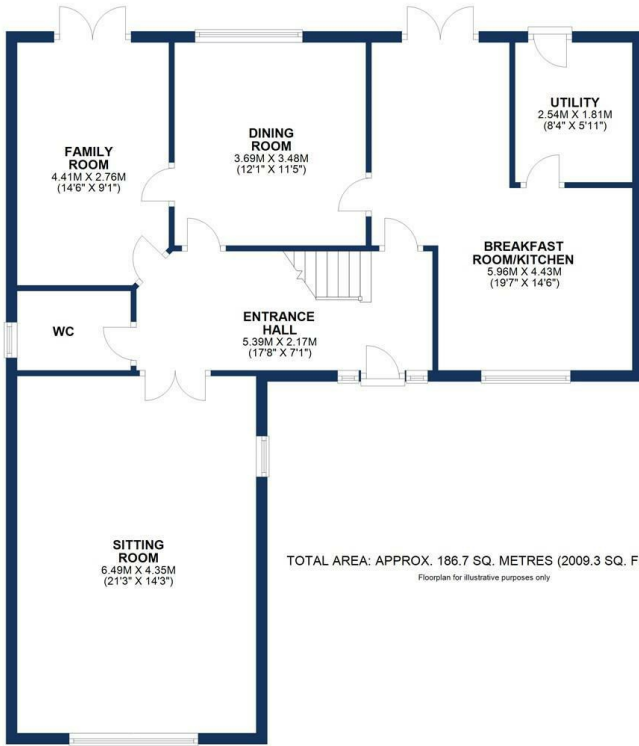
### NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



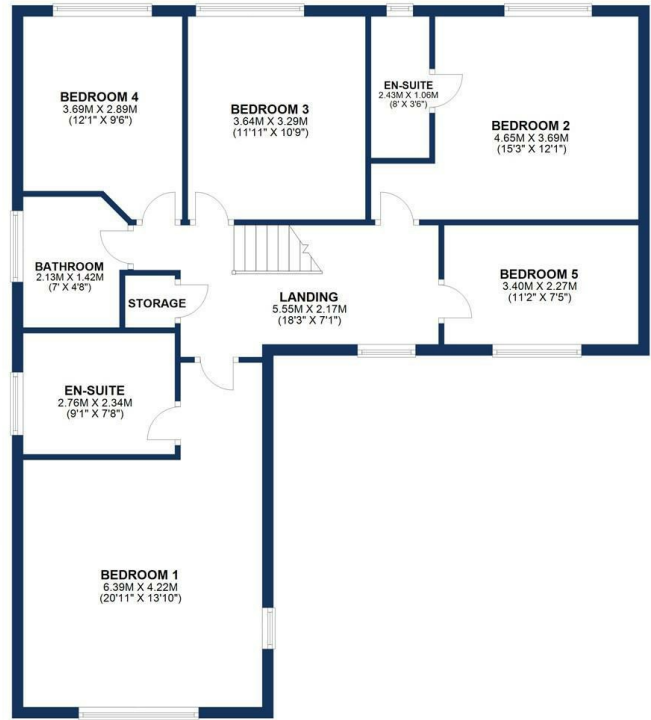
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**GROUND FLOOR**  
APPROX. 93.9 SQ. METRES (1010.8 SQ. FEET)



TOTAL AREA: APPROX. 186.7 SQ. METRES (2009.3 SQ. FEET)  
Floorplan for illustrative purposes only

**FIRST FLOOR**  
APPROX. 92.8 SQ. METRES (998.5 SQ. FEET)



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