HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

1 Robins Close, Macclesfield, SK10 5UG

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CHAOS

1, Robins Close, Macclesfield, Cheshire SK10 5UG

Please note that this property has been re listed on 8th October due to a chnage in circumstances

Robins Close is a stunning four-bedroom detached residence, beautifully positioned in the heart of the picturesque village of Rainow, enjoying an enviable backdrop of rolling countryside. Thoughtfully modernised and extensively upgraded by the current owners, this impressive home offers stylish, contemporary living perfectly suited to modern family life.

The interior offers spacious and versatile accommodation throughout. An entrance hall with cloakroom leads into the heart of the home being an impressive open-plan dining kitchen and family area, complete with underfloor heating and a range of high-specification modern appliances. The ground floor also benefits from a comfortable lounge, a snug or playroom, a utility room, and a separate W.C., providing flexibility for modern lifestyles. Upstairs, there are four generously sized bedrooms, all served by a sleek and stylish family bathroom. The property is further enhanced by gas central heating and uPVC double glazing throughout.

Externally, the home is equally appealing. A tarmac driveway provides ample off-road parking and leads to a garage, ideal for additional storage or secure parking. The front garden is designed for low maintenance, featuring an artificial lawn bordered by mature planting, along with a raised decked area with a contemporary glass balustrade.

The rear garden has been expertly landscaped to create a stunning, multi-level outdoor space. It includes a full-width porcelain patio, a striking raised timber deck with pergola and ambient lighting, and a well-kept lawn framed by raised beds and attractive stone wall borders.

Ideally located close to Rainow Primary School and surrounded by beautiful countryside, Robins Close offers a rare opportunity to acquire a stylish, spacious family home in a highly desirable village setting.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Hurdsfield Road continuing into Rainow Road. Continue past the Rising Sun Public house on the left hand side turning left at the church into Round Meadows and left again into Millers Meadow. Robins Close is the second turning on the left hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall
Solid wood front door with glazed surround. Recessed spotlighting. Glass balustrade to the staircase. Understairs storage cupboard with shelving. Chevron Woodpecker engineered wooden flooring. Access to the garage. Vertical radiator.

Cloaks Cupboard
5'5 x 4'7
Courtesy light. Coat hooks. Shelving. Chevron Woodpecker engineered wooden flooring.

Dining Kitchen/Family Room
29'6 x 17'1 max
One and a half bowl single drainer composite sink with extendable mixer tap and base unit below. An additional range of sleek base and eye level units with contrasting wood block work surfaces and tiled splashbacks. Matching kitchen island/breakfast bar with granite work surface. Integrated Neff oven with grill and warming drawer. Integrated Neff five ring induction hob with extractor hood over. Integrated dishwasher. Integrated side by side fridge/freezer. Pull-out pantry cupboard. Double sided fireplace to the Lounge. Recessed spotlighting. Skylight. Chevron Woodpecker engineered wooden flooring . Underfloor heating. uPVC double glazed window. Two sets of uPVC sliding doors opening onto the rear garden. Vertical panelled radiator.

Lounge
15'11 x 12'4
Double sided fireplace to the Family Room. Media wall with ambient lighting for integrated technology including T.V. and speakers. Wall light points. uPVC double glazed windows to two elevations. Vertical radiator.

Snug/Playroom
15'10 max x 10'3
Recessed spotlighting. Two Velux windows. uPVC double glazed windows. uPVC double doors opening onto the rear garden. Column radiator.

Utility
8'8 x 7'7 max
Single drainer stainless steel sink with mixer tap and base cupboard below. An additional range of base level units with wood block work surfaces and tiled splashbacks. Plumbing for automatic washing machine. Space for a tumble dryer. Recessed spotlighting. Woodpecker LVT herringbone style flooring. uPVC double glazed window. uPVC door with glazing inset opening onto the rear garden.

W.C.
Low suite W.C. Washbasin with mixer tap and vanity storage cupboard below. Partially tiled walls. Recessed spotlighting. Woodpecker LVT herringbone style flooring.

Garage
17'6 x 9'6
Electrically operated up and over door. Wall-mounted Vaillant combination condensing boiler.

First Floor

Landing
Glass balustrade to the staircase. Loft access. Recessed spotlighting.

Bedroom One
16'1 x 12'4
Storage cupboard. uPVC double glazed window. Column radiator.

Bedroom Two
11'00 x 10'00 max
uPVC double glazed window. Column radiator.

Bedroom Three
12'06 max x 9'4
uPVC double glazed window. Column radiator.

Bedroom Four
9'3 x 6'00
Recessed spotlighting. uPVC double glazed window. Column radiator.

Bathroom
The Contemporary white suite comprises a bath with central waterfall tap and additional hand-held shower attachment, a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over, a countertop washbasin with waterfall tap and vanity storage drawers below and a low suite W.C. Recessed spotlighting. Extractor fan. Partially tiled walls. Tiled flooring. Underfloor heating. uPVC double glazed window. Vertical anthracite grey heated towel rail.

Outside

Gardens
The property is approached via a tarmacadam driveway, providing ample off-road parking and access to the garage. Adjacent is a low-maintenance artificial lawn, complemented by mature herbaceous borders, while a raised deck with a sleek glass balustrade runs alongside the property. To the rear, the fully enclosed garden has been thoughtfully landscaped over two levels, creating an impressive and highly usable outdoor space. A porcelain tiled patio spans the full width of the property, leading to an attractive raised timber deck complete with a pergola and ambient lighting, ideal for relaxing or entertaining. The garden is further enhanced by a well-maintained lawn, framed by smart raised beds and stone wall borders with elegant, formal planting.

Tenure
Freehold.

£650,000

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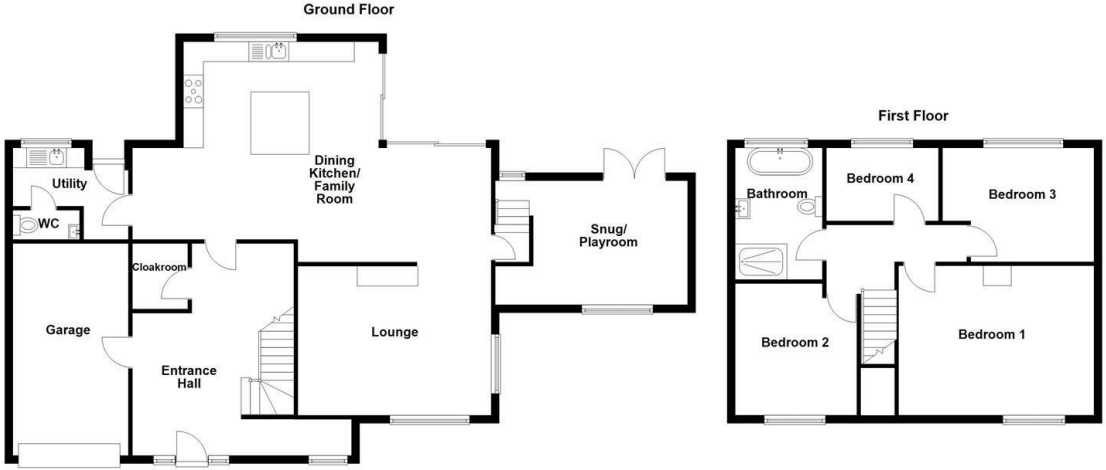

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