HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

2 Foxglove Close, Bollington, Macclesfield, SK10 5DH

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Foxglove Close is a delightful cul-de-sac positioned on the periphery of Bollington village centre, offering the best of both worlds, stunning surrounding countryside combined with all the amenities and charm of village life, just a short walk away.

Constructed in 1995, this attractive home boasts a handsome stone façade and is set behind a double-width driveway providing off-road parking, complete with an EV charging point. Over the years, the property has been thoughtfully extended and enhanced, with numerous valuable improvements carried out to create a well-balanced and spacious family home. The décor is neutral yet stylish, allowing a purchaser to move straight in with minimal fuss while enjoying a superb home in an enviable location.

In brief, the ground floor accommodation comprises an entrance hall, lounge, dining room, kitchen, study, shower room and a stylish conservatory. To the first floor, there is a principal bedroom with en suite shower room, three further bedrooms and a family bathroom.

The central heating system is controlled via a Nest thermostat, with individual radiators fitted with Tado smart valves, enabling each room's temperature and schedule to be independently managed via an app for optimal comfort and efficiency.

Conveniently, a bus stop is located just a short walk from the property, providing direct access to Macclesfield, Poynton and Stockport town centres.

2 Foxglove Close is available with no onward chain.

Bollington is a village that never stands still, with a network of restaurants, delis, and bars all helping to combine to provide a wonderful local village atmosphere and a delight in which to live. There is a strong community feel throughout the area, which is infectious to visitors and residents alike. There is so much to do, with the village providing excellent walking, cycling, and riding routes in all directions.

A short journey away, Macclesfield has 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.

Proceed out of Macclesfield along the Silk Road. At the second roundabout, take the third exit signposted Bollington and continue into the village. Proceed under the aqueduct and along Palmerston Street and through the village. At the top of the village, at the mini roundabout, bear left into Shrigley Road and immediately right into Ingersley Road, and Foxglove Close can be found on the left-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

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Entrance Hall
Ceiling cornice. Attractive tiled flooring. Light oak and part panelled doors to all internal rooms. Radiator.

Lounge
14'5 x 12'2
Living flame gas fire set within a feature tiled and marble fireplace with oak surround and mantel. Ceiling cornice. T.V. aerial point. uPVC double glazed patio doors opening onto the rear garden. Wall mounted Nest thermostatic control. Staircase to the first floor. Double panelled radiator.

Dining Kitchen
16'10 x 7'11
Single drainer one and a half bowl stainless steel sink unit with mixer tap and base units below. An additional range of matching base and eye level units with granite work surfaces and matching splashbacks. Gas cooker point with stainless steel extractor canopy over. Integrated fridge. Integrated freezer. Dishwasher. The Ideal gas central heating and domestic hot water condensing boiler. Recessed spotlighting. uPVC double glazed windows. Double panelled radiator. Door through to the Conservatory.

Study
9'6 x 8'3
Water Meter. uPVC double glazed window. Double panelled radiator.

Conservatory
The stylish conservatory features fully retractable aluminium doors, creating a seamless transition between indoor and outdoor living. It also benefits from electric underfloor heating for year-round comfort and is perfectly positioned to maximise natural sunlight as it moves overhead throughout the day. A feature central heating radiator provides additional warmth when needed.

Shower Room
Fully tiled double cubicle with thermostatic rainfall shower and additional shower attachment over. Vanity washbasin with storage below. Low suite W.C. Storage cupboard housing a washing machine and shelving. Extractor fan. Vertical radiator.

Landing
Airing cupboard. Access to a fully boarded insulated loft with light via a pull-down ladder.

Bedroom One
12'0 x 8'10
Two built-in storage cupboards. Sealed unit double glazed window. Double panelled radiator.

En Suite Shower Room
Fully tiled cubicle with thermostatic shower over. Vanity washbasin with storage below. Low suite W.C. Shaver point. Partially tiled walls. Extractor fan. Radiator.

Bedroom Two
10'1 x 8'6
Sealed unit double glazed window. Double panelled radiator.

Bedroom Three
8'10 x 6'10
Built-in wardrobe. Sealed unit double glazed window. Double panelled radiator.

Bedroom Four
8'6 x 7'1
Loft access. Sealed unit double glazed window. Double panelled radiator.

Bathroom
A white suite comprising a panelled bath with central mixer taps and shower attachment, a pedestal washbasin and a low suite W.C. Partially tiled walls. Sealed unit double glazed window. Radiator.

Outside

Gardens
To the front of the property, a double-width driveway provides off-road parking for two vehicles and benefits from an EV charging point. Occupying a desirable corner plot, the property enjoys a wrap around garden. To rear garden is predominantly laid to lawn, enclosed by fenced border, and features a small patio seating area, ideal for outdoor dining and relaxation. The gardens to the side can also be access from the conservatory, offering a stone-paved patio and further lawned areas. There is also an external cold water tap and an electricity point and a large timber garden shed is included within the sale. The garden has been thoughtfully arranged to make the most of the sun throughout the day.

£425,000

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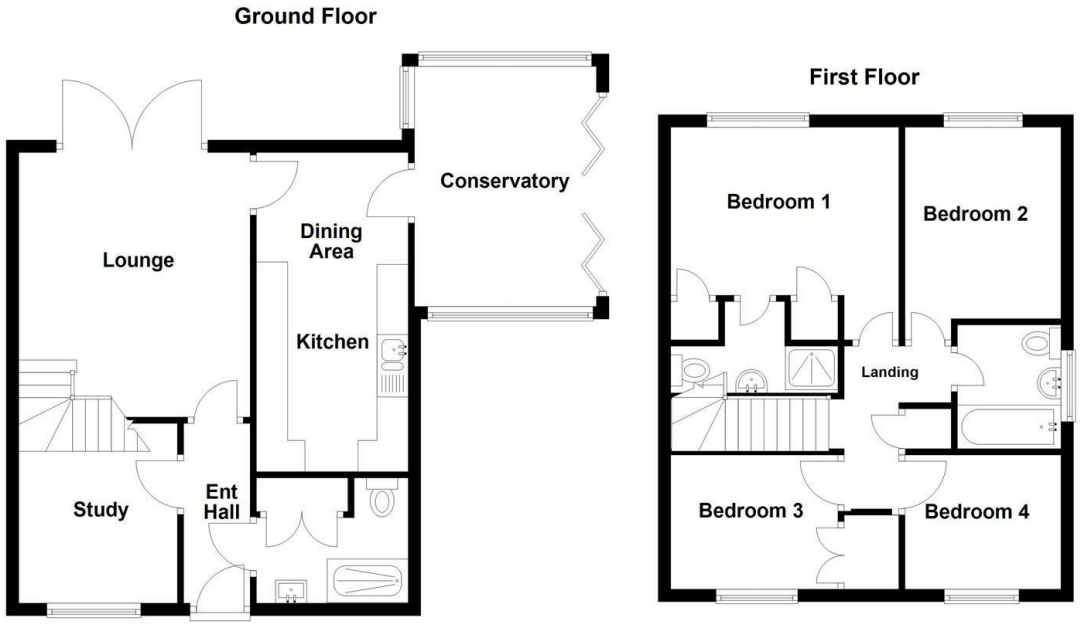

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