HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

26 Landseer Drive, Macclesfield, SK10 3RU





26, Landseer Drive, Macclesfield, Cheshire SK10 3RU

Tucked away at the end of a peaceful cul-de-sac within the highly regarded Villas development, this impressive detached home enjoys a superb, generously sized plot and offers beautifully presented accommodation ideally suited to modern family living. A standout example of a flagship Jones Homes design, the property has been extensively upgraded and finished to a high standard throughout.

The ground floor comprises an entrance hall, W.C., and a spacious bay-fronted lounge. The true heart of the home is a stunning open-plan dining kitchen and family room. This bright, contemporary space features tri-fold doors opening onto the garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living. A separate utility room provides excellent practicality and offers internal access to the garage.

Upstairs, the striking principal bedroom boasts a vaulted ceiling and a Juliet balcony along with a stylish modern en-suite shower room. Three further well-proportioned bedrooms provide flexible accommodation for family members, guests, or a home office, all served by a sleek contemporary family bathroom. The property also benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, a block-paved driveway to the front offers off-road parking for up to three vehicles and leads to a double garage, providing additional parking or valuable storage space. The exceptional plot allows for beautifully landscaped rear gardens, fully enclosed and enjoying a peaceful parkland feel. Mature trees, deep well-stocked borders, and a variety of established plants and shrubs create a wonderfully private setting, while a generous lawn and large wooden decking area provide the perfect space for relaxing and outdoor entertaining.

Ideally located close to well-regarded schools, Macclesfield Leisure Centre, and a wide range of everyday amenities, this exceptional home perfectly combines tranquillity with convenience.

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, on 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 Prestbury Road and at the roundabout turn left into Victoria Road. Proceed past the hospital and at the next roundabout turn left into Eldon Road and bear right into Landseer Drive.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Covered Porch
Courtesy light.

Entrance Hall
Composite front door with glazing inset and adjoining. Ceiling cornice. Dado rail. Spindle balustrade to the staircase. Understairs cloaks cupboard. Vertical anthracite grey radiator.

Cloakroom/W.C.
Combined washbasin and low suite W.C. vanity unit. Dado rail. uPVC double glazed window. Single panelled radiator.

Lounge
26'0 to the bay x 12'11
Living flame gas fire set within a contemporary feature fireplace. Shelving and cupboards to the chimney recessess. Ceiling cornice. Wall light points. uPVC double glazed window to the bay. uPVC double glazed window to the rear elevation. Two double panelled radiators.

Dining Kitchen/Family Room
25'3 x 19'9 l-shaped
One and a half bowl single drainer sink with extendable mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Neff double oven. Integrated Neff four ring gas hob with extractor hood over. Plumbing for dishwasher. Space for an American style fridge/freezer. Recessed spotlighting. Pendant lighting. uPVC double glazed window. Two uPVC bi-fold doors opening onto the rear garden. Anthracite grey column radiator. Anthracite grey vertical radiator.

Utility
11'1 x 5'2
Single drainer stainless steel sink with mixer tap and base unit below. A range of base and eye level units with contrasting work surfaces and tiled splashbacks. Plumbing for automatic washiing machine. Space for tumble dryer. uPVC double glazed window. uPVC door with glazing inset opening at the side elevation. Access to the garage. Double panelled radiator.

Double Garage
17'7 x 17'3
Two electric up and over doors. Power and light. Location of the Worcester Bosch central heating and domestic hot water boiler. Stained glass window.

First Floor

Galleried Landing
Spindle balustrade to the staircase. Ceiling cornice. Dado rail. Storage cupboard. Loft access. Airing cupboard housing the hot water cylinder. uPVC double glazed window.

Master Bedroom
16'5 x 11'8
Vaulted ceiling. Ceiling cornice. Two fitted wardrobes. uPVC double glazed window opening onto a Juliet balcony. Double panelled radiator.

En-suite Shower Room
The suite comprises a fully tiled cubicle with dual headed thermostatic shower over, a washbasin with mixer tap and vanity storage below and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Electric toothbrush charger. Extractor fan. Fully tiled walls. Recessed spotlighting. uPVC double glazed window. Vertical chrome heated towel rail.

Bedroom Two
10'11 x 10'3
Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Three
10'4 x 8'8
Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Bedroom Four
10'10 x 7'11
Ceiling cornice. uPVC double glazed window. Single panelled radiator.

Family Bathroom
The crisp white suite comprises a P-shaped panelled bath with mixer tap and thermostatic rainfall shower and additional shower attachment over, a handwash basin with mixer tap and vanity storage below and a low suite W.C. Electric toothbrush charger. Wall-mounted mirror-fronted bathroom cabinet. Extractor fan. Recessed spotlighting. Fully tiled walls. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

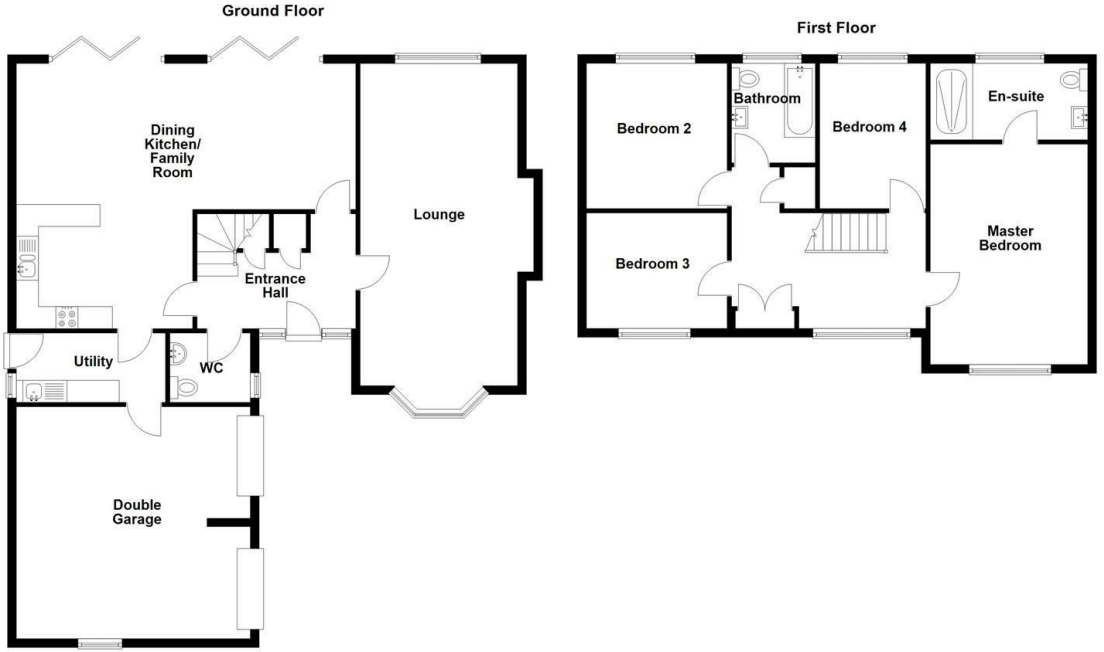
Gardens
The property is approached via a spacious block-paved driveway, providing ample off-road parking and access to the double garage. The front is enhanced by a well-maintained lawn and attractively planted borders. To the rear, the fully enclosed garden has been thoughtfully and attractively landscaped, featuring a generous decked patio area ideal for outdoor seating and entertaining, alongside a neatly kept lawn complemented by well-stocked beds and borders.

Tenure
Freehold.

£625,000

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