





## Freshwinds, Lakeside, Macclesfield, Cheshire SK11 0PH

Nestled within an idyllic countryside cul-de-sac, Freshwinds is a charming and characterful detached home offering a wonderful blend of history and modern family living. Located on the edge of the highly regarded 'Lakeside' development, it enjoys a friendly community setting with a local play park on the cul-de-sac, scenic countryside walks and easy access to Bosley Reservoir.

Formerly the village Post Office and shop, the property retains its local heritage while having been thoughtfully enhanced to create a stylish and well-designed family home suited to contemporary lifestyles.

The spacious and versatile accommodation comprises an entrance hall, cloakroom/WC, and an impressive open-plan lounge and dining kitchen forming the heart of the home. A separate playroom/office adds flexibility, along with a modern ground floor shower room. To the first floor, the main bedroom features a dressing room and en-suite shower room and three further well-proportioned bedrooms and a family bathroom complete the interior. Gas-fired central heating, underfloor heating to the ground floor, and uPVC double glazing are installed throughout.

Externally, a tarmac driveway provides ample off-road parking. The enclosed gardens extend to two sides, with one beautifully landscaped for low maintenance, offering an artificial lawn, Indian stone patio and a covered seating area with adjoining bar, perfect for entertaining. The other side features an additional patio and a versatile shed suitable for use as a home office.

Combining character, community and charm, Freshwinds presents a rare opportunity to acquire a distinctive family home in one of Cheshire's most desirable countryside settings.

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 the A523 Leek Road and proceed for quite a distance posing through the Bosley traffic lights. Lakeside can be found on the left hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## Ground Floor

### Entrance Hall

Composite front door with glazing inset. Deep skirting. Tiled flooring. uPVC double glazed window.

### Cloakroom/W.C.

Low suite W.C. Pedestal wash basin with mixer tap. Fitted storage cupboard. uPVC double glazed window. Chrome heated towel rail.

### Dining Kitchen

21'06 x 10'05 l-shaped

One and a half bowl sunken ceramic sink with extendable mixer tap and base unit below. An additional range of matching base and eye level units with contrasting works surfaces extending to a breakfast bar and fitted table. Space for a range-style cooker with an extractor hood over. Plumbing for dishwasher. Fitted fridge freezer. Fitted pantry cupboard. Tiled flooring. Velux windows with integrated rain sensor. uPVC double glazed window.

### Lounge

23'01 x 12'10

Multi-fuel stove with a marble hearth. Recess Spotlighting. Deep skirting. uPVC double doors to two elevations leading out to the gardens.

### Utility

8'01 x 5'00

A single drainer sunken ceramic sink with mixer tap and base unit below. An additional range of matching base and eye-level units with contrasting work surfaces. Worcester Bosch domestic heating and hot water boiler. Plumbing for washing machine. Space for tumble dryer. Tiled flooring. Recessed spotlighting. uPVC double glazed window.

### Inner Hall

Fitted cupboards and shelving.

### Playroom/Snug

10'06 x 9'09

Deep skirting. Recessed spotlighting. uPVC double doors leading to the side garden.

### Shower Room

The suite comprises a tiled cubicle with a thermostatic rainfall shower with an additional detachable shower head. Low suite W.C, pedestal wash basin with mixer tap. Partailly tiled walls. Tiled flooring. Recessed spotlighting. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

### Stairwell

Spindle ballustrade to the staircase. Deep skirting. Single glazed stained glass window.

## First Floor

### Landing

Spindle ballustrade to the staircase. Deep skirting. Single glazed glass stained window. Recess spotlighting. Loft access.

### Bedroom One

12'02 x 11'01

Deep skirting. T.V. aerial point. Loft access. uPVC double glazed window. Double paneled radiator.

#### **En-suite Shower Room**

The white suite comprises a tiled shower cubicle with a screen and a thermostatic rainfall shower head. Low-suite W.C. Pedestal hand wash basin with mixer tap. Recessed spotlighting. Partially tiled walls. Tiled flooring. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

#### **Dressing Room**

Deep skirting. Recess spotlighting.

#### **Bedroom Two**

12'09 x 7'09

Deep skirting. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Three**

10'08 to the wardrobes x 7'09

Floor to ceiling fitted wardrobes. Deep skirting. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

#### **Bedroom Four**

8'11 x 5'11

Deep skirting. uPVC double glazed window. Double panelled radiator.

#### **Bathroom**

The white suite comprises a panelled bath with a mixer tap, whirlpool jets and shower head over. A combined W.C. and sink vanity unit with mixer tap and storage. Fitted cupboard housing the hot water cylinder. Recessed spotlighting. Deep skirting. uPVC double glazed window. Chrome heated towel rail.

#### **Outside**

##### **Gardens**

The property is set back behind a tarmac driveway that allows off-road parking for multiple vehicles. The garden to the right is fully enclosed by fence-panelled borders and incorporates an artificial lawn and an Indian stone-flagged patio. Located in the garden is the covered seating area with an adjoining bar that has the benefits of power and light. To the left of the property, the garden is fully enclosed and laid with an indian stone flagged patio. Included within the sale is a timber shed that is fully insulated and has power and light. The gardens benefit from a southerly aspect, enjoying the best of the afternoon and evening sun.

##### **Tenure**

Freehold

##### **Additional Information**

The property is heated via an LPG supply, and drainage is via a septic tank, which is shared.

**£440,000**

**HOLDEN & PRESCOTT**





