





18, Marlborough Drive, Macclesfield, Cheshire SK10 2JX

Marlborough Drive is widely regarded as one of the area's most desirable and sought-after residential roads, and this impressive detached property occupies a particularly enviable position, set within a generous plot with beautifully landscaped, south-facing gardens. The location is equally appealing, being within easy walking distance of a number of well-regarded primary and senior schools.

This is a home that has evolved with modern family life, having been thoughtfully extended to create superbly spacious and versatile accommodation. The heart of the home is undoubtedly the impressive open-plan kitchen, fitted with a quality range of fixtures and fittings and beautifully enhanced by the striking atrium-style extension. Flooded with natural light, this exceptional space creates a wonderful connection between the house and garden and is undoubtedly one of the property's standout features.

The property also offers potential for extension, subject to obtaining the necessary planning permission, providing an opportunity for future owners to further enhance and adapt the accommodation to suit their requirements.

The ground floor further comprises an entrance hall, cloakroom, spacious lounge, separate dining room and utility room. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, together with a family bathroom.

A driveway to the front provides ample off-road parking and access to the garage. The rear garden is, however, where this property truly comes into its own. Enjoying a desirable southerly aspect, it captures an abundance of afternoon and early evening sunshine and has been thoughtfully landscaped to create an attractive and highly usable outdoor space. A full-width, tiered patio provides several seating areas, complemented by a generous lawn and a wonderful variety of mature plants, shrubs and trees.

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 Beech Lane/Manchester Road (A538) in a Northerly direction towards Tytherington. Proceed through the traffic lights at Tytherington and Marlborough Drive is the next turning on the right hand side. Number 14 can be found on the right.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Courtesy light.

Entrance Hall

Front door with double glazed panel. Wall light points. Tiled flooring. Staircase to the first floor. Three windows to the front elevation. Double panelled radiator.

Cloakroom/ W.C.

The suite comprises a hand basin with tiled splashbacks and a low suite W.C. with concealed cistern. Coat hooks. Extractor fan. Tiled flooring.

Lounge

22'3 x 13'1 reducing to 11'10

Open fire set on a raised tiled plinth. Downlighting. T.V. aerial point. uPVC double glazed windows to the front elevation. uPVC patio doors onto the garden. Double panelled radiators.

Dining Room

16'6 x 8'11

Fitted shelving with lighting. Downlighting. Windows to front and side elevation. Double panelled radiator.

Kitchen/ Sun Room

19'6 x 14'0

One and a half bowl sink unit with a mixer tap and base cupboard below. A range of base and eye level cupboards with contrasting Quartz work surfaces which extend to an island unit which has a built-in plug socket. Bosch single oven, microwave oven and five ring gas hob with extractor hood over. Integrated dishwasher. Tiled flooring. Downlighting. Atrium style extension which is double glazed and has patio doors onto the garden. Single panelled radiators. Double panelled radiator.

Utility Room

Single drainer sink unit with a mixer tap and base cupboard below. A range of base and eye level cupboards with matching Quartz work surfaces. Space for fridge/freezer. Plumbing for washing machine. Cupboard housing the combination style condensing boiler. Large double storage cupboard. Downlighting. Tiled flooring. Back door with double glazed panel. Single panelled radiator.

First Floor

Landing

Glass balustrade to the staircase. Wall light point. Access to a partially boarded loft via a Slingsby style ladder and which includes a light and a double glazed window.

Bedroom One

12'0 x 10'10

Floor to ceiling fitted wardrobes with sliding doors which include hanging rail and shelving. Wall light points. T.V. aerial point. uPVC double glazed window to front and side elevation. Double panelled radiator.

Bedroom Two

12'0 x 10'10

Fitted wardrobe with hanging rail and shelving. Wall light points. uPVC double glazed window. Double panelled radiator.

En-Suite Shower Room

The suite comprises a fully tiled cubicle with electric shower over, a pedestal wash basin with mixer tap and a low suite W.C. Downlighting. Tiled walls. Tiled floor. uPVC double glazed window. Heated towel rail.

Bedroom Three

9'7 x 9'0

uPVC double glazed window. Single panelled radiator.

Bedroom Four

12'4 x 6'0

Fitted cupboard and shelving unit. Bed bunk with light over and which is built into the eaves. uPVC double glazed window. Single panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer tap, screen and thermostatic shower over, a pedestal wash basin with mixer tap and low suite W.C. Downlighting. Storage cupboard with shelving. Fully tiled walls. Tiled floor. uPVC double glazed window. Heated towel rail.

Outside

Garage

23'1 x 11'6 reducing to 9'2

Gardens

To the front of the property there is a large graveled driveway providing ample off-road parking and access to a one and a half size garage. There is access to the rear garden along the side of the property. The garden to the rear incorporates a tiered patio which extends across the full width of the property and provides for a number of different seating areas including a covered seating/storage area. Sweeping stone steps lead to the garden which is predominantly laid to lawn and is surrounded by mature shrubs, bushes and trees all of which enjoy a southerly aspect.

Tenure

Freehold

£775,000

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