



jordanfishwick

42A WILLOWMEAD DRIVE PRESTBURY MACCLESFIELD SK10

£925,000

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A substantial detached family property occupying a quiet location backing onto open fields and offering large and well balanced accommodation over two floors and located within short walking distance of Prestbury village with all its amenities. In brief the property comprises; reception hallway, downstairs WC, study, spacious living/dining room with French doors opening to the garden, breakfast kitchen, conservatory and utility room. To the first floor are three double bedrooms (en-suite to the master bedroom) and a family bathroom. Externally, to the front is driveway providing off road parking and leads to the detached double garage. Gated access to the side of the property leads around to the mature Southerly facing rear garden featuring a small lawn and steps leading down to an adventurous play area for children, overlooking the stream and surrounded by various shrubs and hedging. A recently renewed, generously sized decked patio makes the most of the stunning countryside setting and offers the perfect spot for Rattan furniture. An ideal space for relaxing, dining, and entertaining family and friends all year round in this idyllic retreat.

Location
Willowmead Park is a popular and quiet residential location adjacent to the Bollin Valley and boasts attractive detached homes of variable styles all within close proximity to Prestbury Village. The charming and historic village of Prestbury with a host of local amenities to cater for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance.

Directions
Arriving into Prestbury Village passing the train station on the left, bear left at the mini-roundabout onto Macclesfield Road and continue for approximately 500 yards turning left onto Broad Walk. At the 'T' junction bear right onto Bollin Hill and then first right onto Willowmead Drive, where the property can be found on the right hand side.

Entrance Hallway
Turning staircase to the first floor. Radiator. Attractive wooden floor. Built in cloaks cupboard. Recessed ceiling spotlights. Ceiling coving. Doors to reception rooms. Radiator.

Downstairs WC
Push button low level WC and wash hand basin. Tiled floor and walls. Radiator.

Study
10'5 x 7'10
Double glazed window to the front aspect. Radiator.

Living/Dining Room
26'0 x max 16'0
Generous living/dining room decorated in neutral colours featuring a log burning stove and surround. Large bay with double glazed French doors opening to the garden. Double glazed window to the rear aspect. Ceiling coving. Recessed ceiling spotlights. Radiator.

Breakfast Kitchen
15'2 x 11'4
Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. The feature island unit with matching granite work surface is fitted with an underhung one and a quarter bowl stainless steel sink unit with mixer tap and built in microwave. Breakfast bar with stool recess. Space for a large range cooker with extractor hood over. Space for a dishwasher. Tiled floor.

Conservatory
16'0 x 12'0
Spacious conservatory with double glazed windows and French doors to garden. Ample space for a dining table and chairs. Tiled floor. Two radiators.

Utility
11'6 x 5'7
Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink unit. Worcester boiler. Space for a washing machine and tumble dryer over. Double glazed window to the front aspect. Door to the side aspect.

Turning Staircase To The First Floor
Access to the loft space. Window to the front aspect. Recessed ceiling spotlights. Ceiling coving. Radiator.

Master Bedroom
24'0 x 16'0 max
A spacious master bedroom fitted with a range of floor to ceiling wardrobes with sliding mirror fronts doors to one wall. Double glazed window to the rear aspect with views overlooking open fields. Radiator.

En-Suite
10'5 x 7'8
Fitted with a white suite comprising: shower cubicle, low level push button WC, bidet and twin pedestal wash hand basins. Chrome ladder style radiator. Recessed ceiling spotlights. Tiled floor. Double glazed window to the front aspect.

Bedroom Two
Double bedroom with double glazed window to the rear aspect with views overlooking open fields. Radiator.

Bedroom Three
13'2 x 8'8
Double bedroom fitted with a range of floor to ceiling wardrobes with sliding doors. Double glazed window to the rear aspect with views overlooking open fields. Radiator.

Bedroom Four
15'2 x 8'7
Double bedroom with double glazed window to the front aspect. Ceiling coving. Radiator.

Family Bathroom
12'10 x 8'3
Spacious family bathroom fitted with a modern white suite comprising: tiled panelled bath, separate shower cubicle, low level push button WC with concealed cistern and vanity wash hand basin with mixer tap. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the front aspect.

Outside
Driveway
A driveway to the front provides off road parking and leads to the detached double garage.

Detached Double Garage
20'0 x 19'2
Two electric up and over doors. Double glazed window to the rear aspect.

Southerly Facing Garden
To the rear of the property is a delightful southerly facing garden featuring a small lawn and steps leading down to an adventurous play area for children, overlooking the stream and surrounded by various shrubs and hedging. A recently renewed, generously sized decked patio makes the most of the stunning countryside setting and offers the perfect spot for Rattan furniture. An ideal space for relaxing, dining, and entertaining family and friends all year round in this idyllic retreat.

Tenure
The vendor has advised that the property is Freehold.
We also believe that the council tax band is G.
We would advise any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	