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jordan fishwick
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41 Bollinbarn Drive, Macclesfield, Cheshire, SK10 3DN

A beautifully appointed and highly impressive detached bungalow, offering generous proportions, exceptional quality and considerable appeal throughout. Thoughtfully transformed by the current vendors, this distinguished home combines elegance, style and modern living, with meticulous attention to detail both inside and out. Occupying an elevated position on a highly desirable road, the property enjoys beautifully landscaped and exceptionally private gardens. A particular highlight is the stunning Schüller kitchen by Lux Interior, featuring a range of integrated Miele and Neff appliances, which flows into the dining room and impressive family room. The family room is a real feature, boasting a striking vaulted ceiling, floor-to-ceiling windows and skylights, creating a bright and inviting space overlooking the rear garden. The accommodation comprises an entrance lobby with stairs to the first floor, reception hallway with Amtico flooring, living room with feature fireplace, dining room, luxury kitchen, master bedroom with walk-in dressing room and luxurious en-suite, double bedroom and a third bedroom/study, plus a family bathroom. Externally, a private driveway provides ample off-road parking and leads to an attached garage. The surrounding landscaped gardens have been beautifully maintained and thoughtfully designed, offering an exceptional level of privacy and creating a wonderfully tranquil setting. This is a genuinely unique and distinguished home, where quality, space and attention to detail combine exceptionally well. Properties of this calibre rarely become available, and an internal inspection is strongly recommended to fully appreciate everything this impressive bungalow has to offer.

£525,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions
Leaving Macclesfield along Prestbury Road, continuing over the mini-roundabout at the junction with Victoria Road, take the second turning on the right onto Bollinbrook Road. Take the second left onto Bollinbarn.

Entrance Lobby
Accessed via a bespoke front door, complemented by glazed inserts to either side. The beautifully presented entrance features high ceilings, a contemporary radiator and stairs to the first floor enhanced by a glass balustrade.

Reception Hallway
Decorated in neutral colours with Amtico flooring. Double glazed window to the side aspect. Useful storage cupboard. Access to the loft space. The vendors advise us the roof is part boarded and has a ladder and electric light. Intercom system.

Living/Dining Room (L-Shape)
20'2" max x 17'8" max
Elegant living room featuring a living flame gas fire with stone surround and hearth. Double glazed window to the front aspect. Ceiling coving. Radiator. The dining area has a feature mirrored wall and a double glazed window to the side aspect. Glazed Bi-Folding doors open to the family room.

Stunning "Schuller" Kitchen by "Lux Interiors"
13'0" x 10'10" max
"Schuller" kitchen suite by "Lux Interior" kitchens are about design, quality and functionality seamlessly blended together. They have a breathtaking wow factor that comes from beautiful & unique design. Fitted with a range of soft close drawers and cupboards with "Corian" work tops over and matching wall mounted units incorporating pull out cupboards. Integrated pop up plug sockets. Underhung sink unit with mixer tap. "NEFF" five ring gas hob with Elica extractor fan above. Built in "NEFF" double oven. Integrated "NEFF" microwave and Miele washer/dryer. American style fridge freezer. Feature Island unit matching the kitchen. Radiator. Amitico Flooring going through to the family room.

Family Room
18'0" x 8'5"
A real talking point and fabulous reception room with a vaulted ceiling and floor to ceiling double glazed windows coupled with four electric operated skylight windows allowing natural light to flood in. Amitco flooring. Electric fire. Two radiators. Double glazed door to the garden.

Bedroom One
12'0" x 10'4" to robe fronts
Double bedroom with ample space for a king size bed and fitted with a range of floor to ceiling wardrobes. Double glazed window to the front aspect with views beyond to the hills. Radiator. Door to the dressing room.

Dressing Room
Fitted with a dressing table and stool recess complimented with a range of built in wardrobes. Recessed ceiling spotlights. Radiator.

Stylish En-Suite
Stylish en-suite with walk in double shower unit with shower head and hand held body wash, push button low level WC with concealed cistern, Bidet and vanity wash hand basin. Three fitted bathroom cabinets. Recessed ceiling spotlights. Tiled floor and walls. Ladder style radiator. Double glazed window to the side aspect.

Bedroom Two
11'5" x 9'6"
Double bedroom fitted with a range of wardrobes with double bed recess and cupboards over. Additional wall mounted cupboards with work station below. Double glazed window and door opening to the rear garden.

Bedroom Three/Study
9'0 x 8'8
Good size third bedroom/study with double glazed window to the front aspect with views beyond to the hills. Radiator.

Family Bathroom
Fitted with a panelled bath with shower fittings over and screen to side, push button low level WC and pedestal wash hand basin. Ladder style radiator. Airing cupboard housing a hot water cylinder. Tiled floor and part tiled walls. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Outside

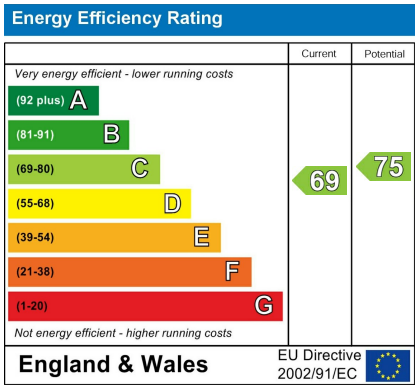
Garage, Workshop & Gym Area
29'0 x 9'8 max
The driveway provides off road parking and leads to the generous garage accessed via an electric roller door. Electric light and power. Wall mounted Worcester boiler. Lantern style window and double glazed window to the side aspect.

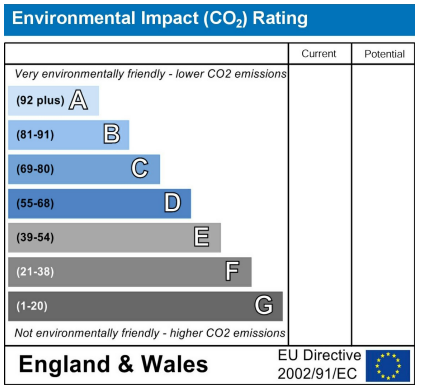
Landscaped Front & Rear Gardens
The landscaped gardens are most impressive. To the front are tiered borders with a variety of plants, flowers and shrubs with wrought iron railings and a path to the front of the property where there is an electric socket and seating area with views to the hills beyond. The rear aspect is equally impressive and enjoys a high degree of privacy. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders. There is a water feature and a raised Indian stone patio area. Green house with power. Outside lighting. Outside tap.

Vendors Note
The vendors advises us that an alarm system installed

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

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND LEVEL

Measurements are approximate. Not to scale. Illustrative purposes only
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