



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 1 Willow Way

## Prestbury, Cheshire, SK10 4XB

Situated in a sizeable corner plot in a quiet cul-de-sac location this mature detached family property is beautifully presented with versatile family accommodation and is within walking distance of Prestbury village

Price £695,000

Constructed of Cheshire brick with a mock Tudor facade this beautifully presented family property with versatile accommodation, offers the discerning purchaser the opportunity to acquire a well positioned property with immaculately presented gardens. The accommodation briefly comprises on the ground floor: Entrance porch, hallway, triple aspect lounge with feature wood burning stove, separate dining room, bespoke kitchen by Tom Howley with quality fixtures and fittings, a sizeable orangery and integral garage. To the first floor the landing allows access to a well proportioned master bedroom with newly appointed en-suite shower room, four further bedrooms and a newly appointed family bathroom. A gas fired central heating system is installed, augmented by uPVC double glazing.

The property has immense kerb appeal with a brick pillar driveway with ample hard-standing for a number of vehicles and access to a double garage. The front gardens are laid mainly to lawn with feature shale beds with stone sets, boundary hedgerow and a wrought iron gate allowing access to the rear garden. The rear gardens are beautifully presented with an Indian stone patio area and an abundance of tiered raised flower beds with steps to an elevated summer house and log store, a fully enclosed solid wood sleeper vegetable garden, a retaining wall with feature lighting, attractive trellis privacy fencing and mature boundary hedgerow, with fitted sun canopy from the kitchen patio doors.

### Directions

From our Prestbury office bear left at the roundabout into Macclesfield Road, turning third left into Broadwalk. At the junction bear right and then first left into Riverside Drive, turning left into Willow Way, where the property can be found immediately on the left hand side.

### ACCOMMODATION

#### GROUND FLOOR

**PORCH 5'0 x 4'2 (1.52m x 1.27m)** With solid oak flooring, radiator, cloaks cupboard with hanging and storage shelving, leading to:

**HALLWAY 14'9 x 8'9 (4.50m x 2.67m)** With solid oak flooring, radiator, under-stairs storage cupboard, solid oak staircase leading to first floor with feature stained glass window

**CLOAKROOM/WC** Comprising of a modern white suite with pedestal wash hand basin, low level w.c, radiator and part tiled walls

**LOUNGE 21'9 x 17'9 (overall) (6.63m x 5.41m (overall))** A spacious light and airy entertaining room, with feature wood burning stove with stone hearth and solid oak plinth, triple aspect windows, radiators with attractive hand painted covers, ceiling spotlights, sliding patio doors to rear gardens.

**DINING ROOM 11'7 x 11'3 (3.53m x 3.43m)** With solid oak flooring, radiator, views to front elevation

**KITCHEN 15'1 x 12'11 (4.60m x 3.94m)** Bespoke kitchen by Tom Howley of Alderley Edge incorporating solid oak hand painted units including base cupboards and drawers, wall cupboards, granite work surfaces and splashbacks, 1½ stainless steel sink unit with chrome mixer tap and drainer, 5 ring induction hob with glass extractor hood, Miele double oven, dishwasher, ceiling spots, slate tiled flooring, sliding patio doors to patio area. Access to integral garage and orangery.

**ORANGERY 18'9 x 10'4 (5.72m x 3.15m)** With tiled flooring, radiator, views to the rear garden accessed via French doors

**GARAGE 18'1 x 15'10 (5.51m x 4.83m)** Incorporating a utility area with wall and base units, single stainless steel sink unit with mixer tap and drainer, space for washing machine and tumble dryer, space for fridge freezer, fitted dresser and glazed wall unit. Electric up and over garage door.

#### FIRST FLOOR

**LANDING** With access to boarded roof space via fitted loft ladder

**MASTER BEDROOM 17'7 x 15'9 (overall) (5.36m x 4.80m (overall))** A spacious light and airy room with double aspect windows, range of fitted part mirrored wardrobes, radiators, access to:

**BEDROOM 2 11'7 x 11'4 (3.53m x 3.45m)** With range of fitted wardrobes, radiator and views over the front garden

**BEDROOM 4 12'8 x 7'7 (3.86m x 2.31m)** Currently used as an office, with an excellent range of fitted shelves and large storage cupboard, twin desk space, radiator, views over rear garden

**FAMILY BATHROOM 10'1 x 6'5 (overall) (3.07m x 1.96m (overall))** A newly appointed fully tiled bathroom with feature tiling, fitted bath with chrome waterfall mixer tap, overhead shower with chrome fittings, pedestal wash hand basin with chrome waterfall mixer tap, low level w.c, chrome heated towel rail, fitted mirrored vanity cupboard with additional lighting, ceiling spotlights, tiled flooring, large cylinder cupboard with storage shelving.

**GARDENS** As previously mentioned. A special mention should be made of the immaculate presentation of the gardens.

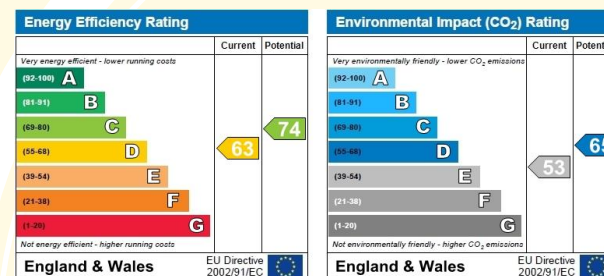
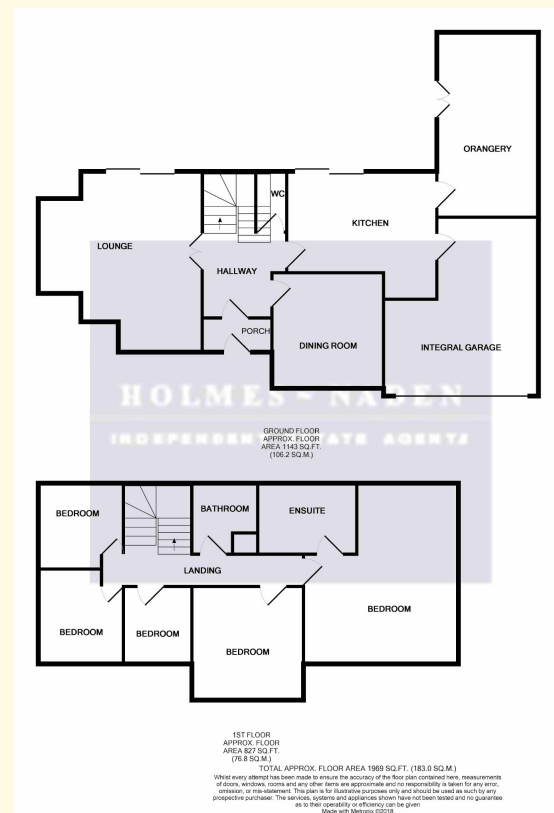
We have been advised by our vendor that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitor.

Strictly by appointment through the Agents

### Vacant possession upon completion

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