





24, Bittern Grove, Macclesfield, Cheshire SK10 3QP

Perched at the head of a peaceful cul-de-sac, this modern detached house offers an outstanding living experience for families. Since its original conception, the property has been cleverly extended and improved to provide adaptable accommodation. Boasting five spacious bedrooms and three bathrooms, this property is tailored to meet the demands of a growing family with ease. It ticks so many boxes in terms of size, location and setting and needs to be viewed internally to fully appreciate.

Warmed by gas-fired central heating with uPVC double glazing, in brief the accommodation comprises, covered porch, entrance hall, cloakroom, three reception rooms and a breakfast kitchen to the ground floor, whilst to the first floor there is a special treat in store for mum and dad with a wonderful master suite providing a large bedroom, huge en suite bathroom and a dressing area. There are then four further bedrooms, one with an en suite, and a family bathroom.

One of the highlights of this home is the expansive garden at the rear. This outdoor area is perfect for children to play, for family gatherings, or simply for soaking up the sunshine. Predominantly laid to lawn, there are well-stocked beds and borders with a vast array of plants, shrubs and bushes, enclosed by mature hedged borders. There is a large patio area as well with a built-in brick barbecue.

Conveniently located near esteemed schools and the lively town centre, this home is ideally placed for families who seek both comfort and accessibility. With its contemporary design and fantastic amenities, this property represents an incredible opportunity for those looking to settle in a sought-after area of Macclesfield.

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 Prestbury Road (B5087), turning left at the roundabout into Victoria Road. Take the second turning on the right into The Whitfields, with Bittern Grove being the third turning on the right thereafter. The property can then be found at the top of the cul-de-sac.

Viewing: By appointment with Holden and Prescott 01625 422244

Covered Porch

Courtesy light.

Entrance Hall

Composite front door. Central heating thermostatic control. Recessed spotlighting. Radiator.

Cloakroom

Low suite W.C. Washbasin set within a mosaic tiled vanity unit with storage cupboard below. Wall-mounted mirror. Recessed spotlighting. uPVC double glazed window. Radiator.

Lounge

13'11 x 13'10

Contemporary hole in the wall log effect living flame fire with composite stone effect surround. Ceiling cornice. T.V. aerial point. Dimmer switches. Wooden flooring. uPVC double glazed window. Double panelled radiator. Double doors opening to the Dining Room.

Dining Room

11'4 x 10'4

Ceiling cornice. uPVC double glazed sliding patio doors opening onto the garden. Radiator.

Family Room

11'4 x 10'3

T.V. aerial point. Understairs storage cupboard. uPVC double glazed window. Vertical radiator.

Breakfast Kitchen

16'0 x 11'4

One and a half bowl single drainer sink with central mixer taps and oak base unit below. An additional range of matching base and eye level units with tiled work surfaces with a matching peninsular breakfast bar. Integrated double oven and grill. Integrated four ring gas hob with extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Partially tiled walls. Tiled flooring. uPVC double glazed window. uPVC door opening onto the rear garden. Radiator. Access to the garage.

Landing

Loft access.

Master Bedroom

14'0 x 16'0

Ceiling cornice. uPVC double glazed windows. Radiator.

En Suite Bathroom

11'3 x 11'9

Fully tiled cubicle with thermostatic shower over. Large corner bath with central mixer taps. Twin washbasins with mixer taps and vanity storage shelves below. Low suite W.C. with concealed cistern. Recessed spotlighting. Partially tiled walls. uPVC double glazed window. Vertical chrome heated towel rail. Archway to the Dressing Room.

Dressing Room

8'8 x 4'0 plus wardrobes

A range of built-in wardrobes to one wall with central mirror. Recessed spotlighting. Door opening onto a Juliet balcony overlooking the rear garden.

Bedroom Two

13'0 x 9'6

uPVC double glazed window. Radiator.

En Suite Shower Room

9'11 x 2'4

A fully tiled cubicle with Triton electric shower. Pedestal washbasin. Low suite W.C. Electric shaver point. Recessed spotlighting. Fully tiled walls. uPVC double glazed window. Chrome heated towel rail.

Bedroom Three

11'10 x 8'2

uPVC double glazed window. Radiator.

Bedroom Four

9'1 x 8'2

uPVC double glazed window. Radiator.

Bedroom Five

8'6 x 7'0

Airing cupboard housing the lagged hot water cylinder and immersion heater. uPVC double glazed window. Radiator.

Bathroom

8'10 x 4'9

A white suite comprising a P-shaped panelled bath with mixer taps and thermostatic shower attachment over, a pedestal washbasin and a low suite W.C. Wall-mounted bathroom cabinet. Recessed spotlighting. Fully tiled walls. Tiled flooring. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Double Garage

Remote controlled electric up and over door. Power and light. Single drainer stainless steel sink with mixer tap and base units below. Plumbing for washing machine. Wall-mounted Glow Worm gas central heating and domestic hot water boiler.

Gardens

To the front of the property, a generous tarmac driveway provides ample off-street parking and access to the integral garage. Adjacent to the driveway is a neatly maintained lawn. Occupying a desirable corner plot, the rear garden is of an excellent size and fully enclosed, offering a high degree of privacy. The gardens are predominantly laid to lawn and complemented by mature, well-stocked flower beds and borders, together with a variety of established trees, shrubs, and bushes. A brick-built barbecue with adjoining planted displays provides an ideal space for outdoor entertaining, while a generous flagged patio offers plenty of room for al fresco dining and relaxation.

£635,000

HOLDEN & PRESCOTT





