



Contemporary family home in the heart of Tytherington

1 Plover Close, Macclesfield, Cheshire, SK10 2SY

Freehold

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Five bedrooms • Two reception rooms • 20'9 Dining kitchen • Study • Utility Room • Galleried landing • Downstairs WC • Integral double garage, block paved drive

Local information

Enjoying favoured positioning within this ever popular Tytherington development, the property is within a stone's throw of Tytherington Golf and leisure Club and just 2 miles from the centre of both the picturesque village of Prestbury and the larger town of Macclesfield.

The area enjoys excellent schooling options in the public and private sectors. Ofsted rated Good Marlborough Primary School is 1.1 miles away, Ofsted rated Good Tytherington School is 1.4 miles, Outstanding Fallibroome Academy is 3.7 miles and The King's School Macclesfield can be found 3.8 miles away. Macclesfield railway station is 2.2 miles away and offers a direct service to London Euston in 1hr 48mins and Manchester Piccadilly in 21 minutes. Manchester Airport lies 10 miles away.

Both Macclesfield and Prestbury offer a wealth of bars, restaurants and specialist shops and there are many established private sporting and leisure clubs within a short drive.

About this property

Set within a generous corner plot and enjoying favoured cul-de-sac positioning shared with only seven properties, this attractive gable fronted detached home of delightful proportions offers the perfect space for modern family living. Extending to over 2360 sq ft, the residence is elegantly presented throughout and is approached via a sweeping block paved

driveway and front lawn. The front door opens into a central welcoming entrance hall with tiled flooring, ceiling corning that continues throughout much of the property and a turning staircase to the first floor.

This property offers a particularly versatile layout to suit a variety of individual requirements. There are two formal reception rooms; a beautifully appointed 17'2 living room with gas fireplace and access to the rear garden and a 12'4 family room/library. The open plan 20'9 dining kitchen with double doors leading to the landscaped rear gardens beyond features cream shaker style units with grey laminate worktops and a Britannia range cooker. A breakfast bar provides informal dining and integrated appliances include a fridge, freezer, Hotpoint microwave and dishwasher. A fully fitted utility room lies off with a sink, space for a washing machine and tumble dryer and exterior side access. The ground floor is completed by a study, a cloakroom with WC and an integral double garage.

To the first floor, a spacious galleried landing leads to five well-proportioned double bedrooms, two of which are en suite, and a family bathroom. The impressive 16'6 principal suite features a dressing area, fitted wardrobes and en suite with bath and separate shower.

Externally the split-level garden is intelligently landscaped, offering a stone flagged patio area and steps leading to a secondary sun terrace.





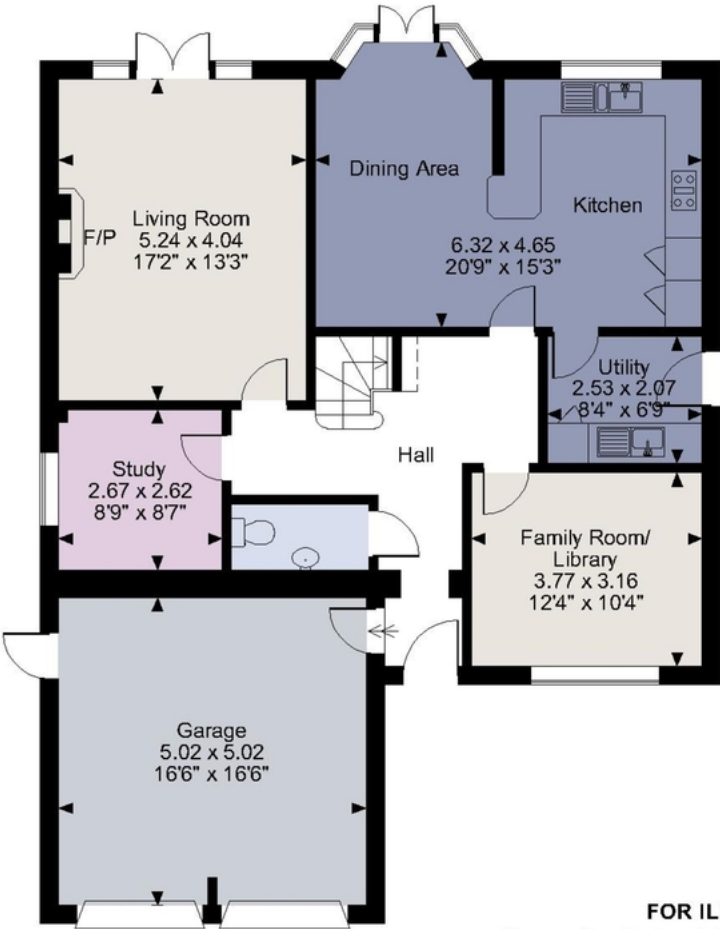
1 Plover Close, Macclesfield, Cheshire, SK10 2SY
Gross internal area (approx) 2,095 sq ft / 195 sq m
Outbuildings 271 sq ft / 25 sq m
Total 2,366 sq ft / 220 sq m



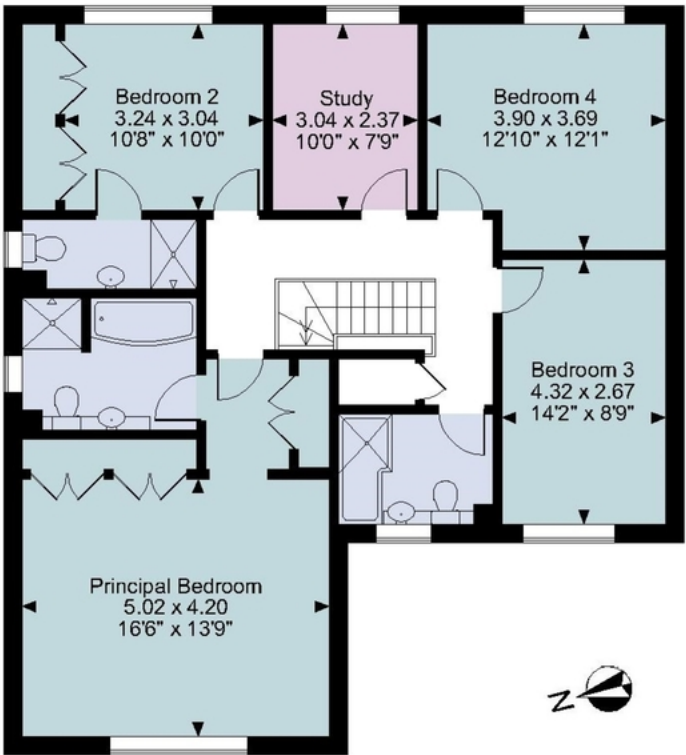
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Ground Floor



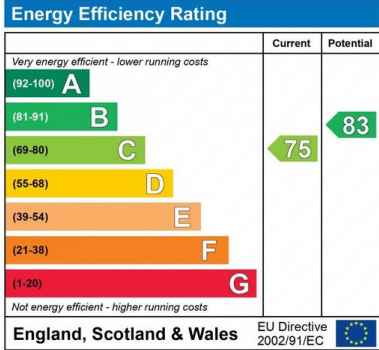
First Floor

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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