

Hurstwood, 3 Beech Bank, Macclesfield  
Guide Price £695,000



Andrew J Nowell  
& Company

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)

# Hurstwood, 3 Beech Bank, Macclesfield

## AN INDIVIDUALLY DESIGNED DETACHED FAMILY HOUSE IN THIS CHARMING SECLUDED SETTING WITH SPACIOUS ACCOMMODATION WITH HIGH QUALITY FITTINGS.

An individually designed detached family house in this charming secluded setting with spacious accommodation with high quality fittings.

Covered porch, reception hallway, cloakroom, lounge, family room/office, dining room, breakfast living kitchen, utility room, galleried landing, master bedroom with dressing room en-suite and bathroom en-suite, 3 further bedrooms and shower room en-suite. Detached brick garage.

Hurstwood is an attractive, individually designed detached family house located in a charming secluded setting within a short walk of the town centre. Macclesfield offers an excellent range of shopping, educational and recreational facilities with a wealth of quality bars and restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are within easy access.

Hurstwood is a Potton design and was developed by Edge Developments in this unique and exclusive small development of individual properties. Timber frame house constructed out of brick under a tiled roof, the property offers well-balanced, spacious, versatile family accommodation with high quality fittings throughout. On the ground floor there are three principal reception rooms, the lounge and dining room being wired for a Bang & Olufsen audio system with integrated speakers. The living kitchen has high gloss contemporary quality fittings with deep granite worksurfaces and integrated appliances and utility room off. There are exposed beams and polished oak flooring, in the reception hallway and principal reception rooms. To the first floor there are four good sized bedrooms, master suite and guest suite with bathroom/shower rooms and family bathroom, all with Duravit contemporary fittings and high quality tiling. The property benefits from a comprehensive gas heating system with underfloor heating to the ground floor. To fully appreciate the full charm and appeal a personal inspection is highly recommended.

### DIRECTIONS SK10 2EB

From our Alderley Edge office, proceed in a southerly direction on London Road, turning left onto Macclesfield Road. After approximately 5 miles once reaching Macclesfield, at the roundabout, take the 1st exit onto Cumberland Street (A537). Take the 3rd exit at the next roundabout staying on Cumberland Street. Take the 1st exit at the roundabout onto Hibel Road (A537) and then turn left onto Beech Lane (A538). Continue for a short distance past the turning to Coare Street, turn left onto Beech Bank past Brocklebank and Hurstwood can

be seen straight ahead.

In further detail the accommodation comprises:

### COVERED PORCH

With panelled door leading to

### RECEPTION HALLWAY 15'4 x 11'9 (4.67m x 3.58m)

With natural wood turning flight staircase to the first floor, polished oak natural flooring, built-in cloaks/storage cupboard. Understairs storage cupboard. Underfloor heating.

### CLOAKROOM

With Duravit contemporary-style fittings. Low level wc with integrated cistern and tiled surround, wall mounted wash basin with chrome mixer tap and tiled surround, central heating towel rail, natural oak flooring. Underfloor heating.

### LOUNGE 18'8 x 14'5 (5.69m x 4.39m)

With polished natural oak flooring, integrated multi-fuel Morse cast iron fire, exposed natural beams, double French doors to rear garden and flagged patio. Ceiling speakers. Underfloor heating.

### FAMILY ROOM/OFFICE 22'10 x 10'6 (6.96m x 3.20m)

With polished oak flooring, downlighting, bespoke natural wood fitted furniture with two fitted desks, drawers and cupboards to the side, wall cupboards, window seating. Exposed beams. Underfloor heating.

### DINING ROOM 16'9 x 11' (5.11m x 3.35m)

With natural oak flooring, downlighting, ceiling speakers. Underfloor heating.

### BREAKFAST LIVING KITCHEN 22'5 x 13' (6.83m x 3.96m)

With high gloss contemporary-style base and wall units, deep granite work surfaces, integrated stainless steel one and a half bowl sink with chrome mixer tap, recess containing brushed steel American-style fridge freezer with ice making machine, two brushed steel Neff integrated ovens, separate warming drawer, integrated twin drawer dishwasher, wine cooler. Matching central island incorporating breakfast bar with further deep granite work surface, Neff five ring hob with brushed steel extractor hood above. Downlighting, large ceramic tiled flooring, double French doors to rear flagged patio. Underfloor heating.

### **UTILITY ROOM 7' x 7' (2.13m x 2.13m)**

With matching high gloss contemporary-style units, work surfaces, stainless steel single drainer sink unit with chrome mixer tap, large tiled ceramic flooring, integrated washing machine and separate tumble dryer, door to outside. Underfloor heating.

### **FIRST FLOOR**

Which is approached from the main reception hallway via a turning flight staircase.

### **GALLERIED LANDING**

With exposed beams, built-in linen cupboard with shelving, further built-in airing/boiler cupboard with lagged pressurised cylinder, wall-mounted gas central heating boiler. Central heating radiator.

### **MASTER BEDROOM ONE 15'7 x 13'8 (4.75m x 4.17m)**

With vaulted ceiling with exposed beams, full-width range of contemporary-style wardrobes with sliding doors. Central heating radiator.

### **DRESSING ROOM EN-SUITE 7' x 6'6 (2.13m x 1.98m)**

With fitted dressing table with drawers and cupboards below, built-in double wardrobe with hanging fittings and shelving. Central heating radiator.

### **BATHROOM EN-SUITE**

With contemporary Duravit fittings. Panelled bath with wall-mounted chrome mixer tap and shower fitting, vanity wash hand basin with chrome mixer tap and drawers below, low level wc with integrated cistern, limestone tiled floor and walls with fully-tiled shower cubicle with wall-mounted chrome shower fitting and glass door. Wall-mounted chrome central heating towel rail, fitted mirror, electric underfloor heating.

### **FAMILY BATHROOM**

With Duravit contemporary-style fittings with panelled bath with tiled surround and chrome wall-mounted shower above with glass shower screen, wall-mounted wash basin with chrome mixer tap, low level wc with integrated cistern, part-tiled walls, ceramic tiled floor, chrome central heating towel rail, electric underfloor heating.

### **BEDROOM TWO 14'4 x 11'2 (4.37m x 3.40m)**

With door access to the bathroom. Exposed beams, good range of fitted wardrobes and cupboards with fitted shelving, central heating radiator.

### **BEDROOM THREE 9'2 x 9' (2.79m x 2.74m)**

With exposed beams and central heating radiator.

### **BEDROOM FOUR/GUEST SUITE 13'2 x 12'9 (4.01m x 3.89m)**

With central heating radiator, exposed beams fitted wardrobes with mirrored doors.

### **SHOWER ROOM EN-SUITE**

With contemporary Duravit fittings with wall-mounted wash basin with chrome mixer tap, low level wc with integrated cistern, ceramic tiled floor and walls, fully tiled shower cubicle with chrome wall-mounted shower fittings and glass door.

### **OUTSIDE**

The property is approached via a private tarmac driveway leading through drystone walling with a brick paved inner driveway providing good parking facilities and leading to

### **DETACHED BRICK GARAGE 18'8 17'5 (5.69m 5.31m)**

With electric up-and-over door, light, power and personal side door.

The property is approached through a wrought-iron gate with an Indian stone flagged pathway leading to the front door. The secluded grounds surround the property with Indian stone paths and rear patio, trees and shrubs, fire pit with wood surround. Charming rear garden laid out to lawn with Indian stone flagged patio, brick set seating area, trees and shrubs.

All electrical appliances, the heating system and wiring have not been tested, therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION



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