



1 Fleming Drive, Macclesfield

Macclesfield

£460,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Built to a most appealing design in 2018 this four bedroom ,two bathroom detached home situated on a lovely modern development close to the town Centre.

The property enjoys a corner plot with private gardens, parking and a single garage.

In brief on entering the house you are greeted with a great sized entrance hall, with stairs to the first floor, beautifully fitted cloakroom/WC, the spacious lounge is a lovely light room with three windows. One of this houses great features is the fabulous sized open-plan dining/kitchen which is fitted in a range of units, integrated appliances, including dishwasher, electric hob, extractor ,microwave oven, fridge and freezer, there is a centre island unit providing breakfast bar seating and room for a large kitchen table and comfortable seating and again a beautifully light room with a window to the side , front French doors and windows into the garden. Off the kitchen is the utility room fitted in the same lovely units again with stone work surfaces and having plumbing and housing for a washing machine and a tumble dryer, and a matching cupboard housing the gas fired combination boiler also a useful pantry/storage cupboard.



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On the first floor there is the landing, loft access, airing cupboard providing good amounts of storage and access to all four bedrooms, the master with a window to the front, beautifully fitted en-suite with a large walk-in shower, three further bedrooms, lovely fitted bathroom.

Outside there are landscaped gardens, mainly laid to lawn and enclosed via fencing, there is a composite decked area ideal for seating and inset lighting within the decking, brick built garage with door to the front, courtesy door to the side and a driveway in front of the garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A Well Proportioned Four Bedroom, Two Bathroom Detached Family Home.
- Situated In A Sought After And Convenient Location In Macclesfield.
- Garage And Driveway.
- Large Open-Plan Dining/Kitchen
- Lovely Corner Plot