



Knutsford  
Carrwood

  
IRLAMS  
*of Knutsford*





## The Property

This well presented, substantial, four bedroom detached property has been sympathetically maintained and improved over the years by the current owner to now provide well balanced, light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the Breakfast Kitchen, open plan to the Dining Room, the large through Living Room with windows to three aspects as well as the Master Bedroom with ensuite and the recently refitted shower room.

Located in a much sought after position, occupying a large corner plot on a most desirable development of similar properties in the town centre, overlooking adjoining countryside to the rear whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a large block paved driveway, providing more than ample off-road parking, leading to the front entrance and double garage, flanked by open lawned garden with feature planting and mature trees. The rear gardens are a lovely feature of the property, being very generous proportions with a private, open aspect. Laid to lawn in the main with a range of well stocked, sweeping border containing a wealth of different plants and foliage, all fully enclosed by mature hedging, trees and timber fencing. Flagged patio area off the rear of the property provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

## Directions

From the roundabout in Canute Square travel along King Edward Road (A50) and at the rail station turn left down Adams Hill (A537) and at the next set of lights continue straight on onto Chelford Road (A537). Take the left turn into Carrwood and continue to the end and turn right at the green, where the property will be seen on your left.



## SUMMARY OF ACCOMMODATION

- A well-presented, substantial detached family property situated in a much sought after location just a short walk into Knutsford Town Centre and all amenities
- Situated on a lovely corner plot with large private garden overlooking open countryside to the rear
- Spacious and flexible reception rooms
- Superb open plan dining kitchen with integrated appliances & separate utility room
- Four generous bedrooms (two with balcony access)
- Two shower rooms (one en-suite)
- Stunning, private formal gardens with patios, pond and lawned areas, ideal for alfresco dining and entertaining.
- Driveway providing ample off road parking & double garage











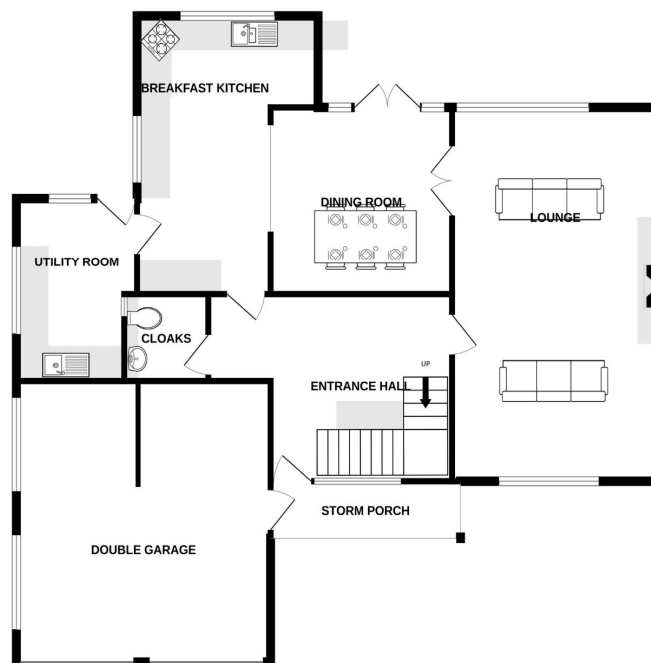


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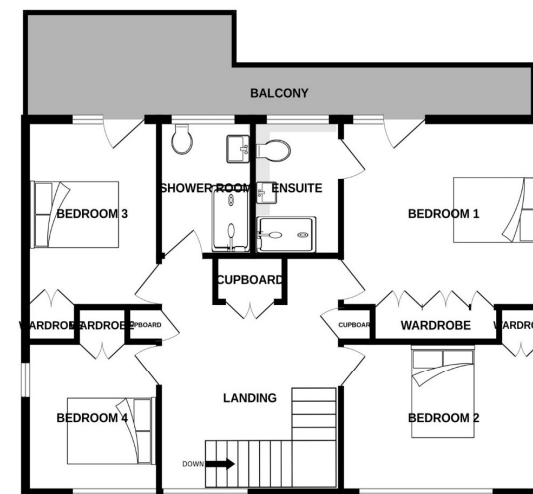


**Guide Price – £895,000**  
**Postcode – WA16 8NE**  
**EPC Rating - TBC**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – Band G**

GROUND FLOOR  
1259 sq.ft. (116.9 sq.m.) approx.



1ST FLOOR  
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 sq.m.) approx.

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