



Knutsford
Lilybrook Drive


IRLAMS
of Knutsford



The Property

This immaculately presented, five-bedroom, three bathroom detached property has been much refurbished over the years by the current owners to now offer well balanced, light, spacious and flexible family accommodation in a contemporary style. Particular mention must be made of the refitted and remodelled Dining Kitchen with island unit, stone worktops and French doors to the garden, the master bedroom suite with fitted wardrobes and beautifully appointed en-suite shower room as well as the generous reception rooms and bedroom accommodation, one with a further en-suite shower room.

Located in a super position in quiet, exclusive and much sought-after development adjoining Sanctuary Moor whilst still being a short walk from the town centre and all amenities as well as being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a sweeping block paved driveway, providing more than ample off road parking, leading to the front entrance and integral garage, flanked by open lawned garden and feature planting. The rear gardens are a lovely feature of the property, being generous in proportions with a magnificent, private aspect overlooking Sanctuary Moor to the rear. Laid to lawn in the main with a range of well stocked borders surrounding containing a multitude of plants and foliage, all fully enclosed by mature trees, hedging and timber fencing. Stone patio area and pathway encompass the rear of the property leading to a raised deck adjoining the preservation area, providing fantastic opportunity for alfresco dining and enjoying the stunning outlook.

Directions

From Knutsford Town Centre proceed down Adams Hill (A537) passing the rail station and Aldi supermarket. At the lights turn right into Lilybrook Drive and follow the road round to where the property will soon be seen.

SUMMARY OF ACCOMMODATION

- An immaculately presented five bedroom, three bathroom detached property situated in the heart of Knutsford Town Centre
- Located in a super position on a sought-after development in the heart of the town with views over adjoining Sanctuary Moor
- Substantial & flexible living space
- Superb dining kitchen with separate utility room
- Five generous bedrooms (two with en-suite bathrooms)
- Stunning formal gardens and lovely views over Sanctuary Moor, ideal for alfresco dining and entertaining
- Driveway & garage providing more than ample off road parking







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Guide Price – £1,250,000

Postcode – WA16 8WR

EPC Rating - C

Tenure – Leasehold

(999 year lease from 2001)

(Service Charge approx £500 per annum)

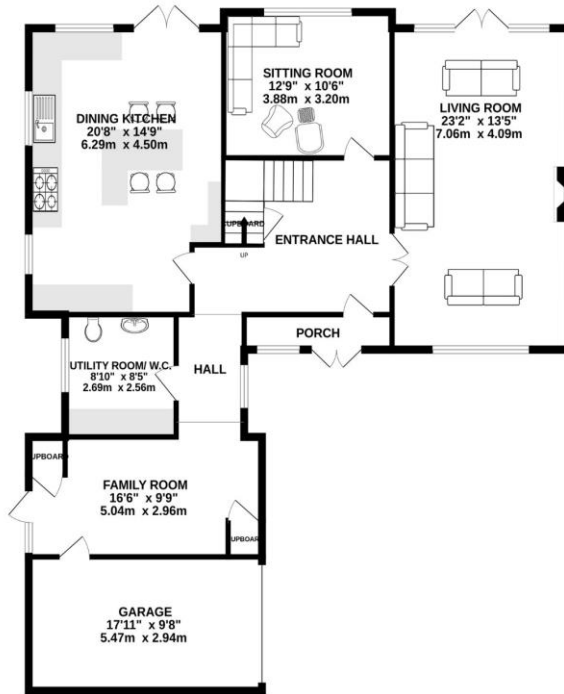
Local Authority - Cheshire East

Council Tax – Band H

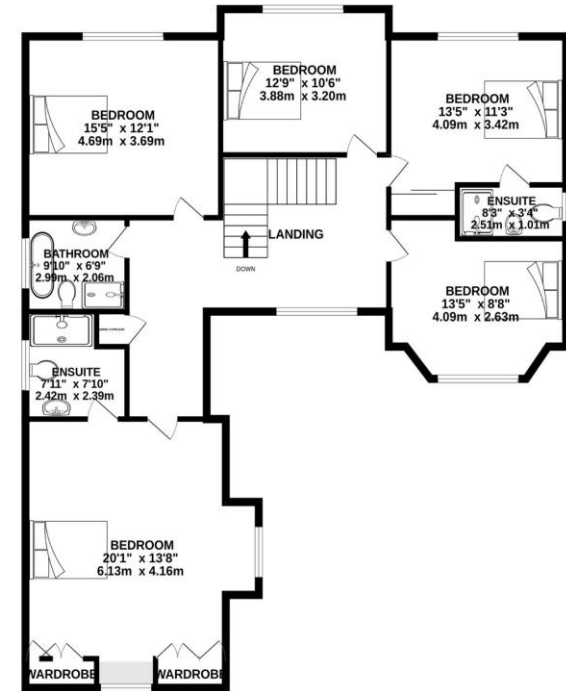
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GROUND FLOOR
1360 sq.ft. (126.3 sq.m.) approx.



1ST FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA: 2666 sq.ft. (247.7 sq.m.) approx.

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