



Lower Peover
Hollytree Drive



Knutsford, WA16 9QN

Hollytree Drive

£665,000



The Property

This immaculately presented three bedroom detached property has very recently undergone a full programme of refurbishment and redevelopment to now offer light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open plan living dining kitchen with island unit and French doors to the garden, the master bedroom suite with en-suite shower room as well as the recent conversion of the garage to provide annex bedroom accommodation.

Located in an ever popular position on a small development in the heart of the village, close to all local amenities and a short drive to Knutsford Town centre whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a gravel driveway, providing ample off road parking, leading to the front entrance and detached annex, flanked by lawned garden with feature planting, retained by timber

fencing and hedging. The rear gardens are a lovely feature of the property with a private, open aspect. Landscaped in design with Astro turf lawned areas separated by porcelain tiles and raised beds with feature planting, all fully enclosed by rendered brick elevations and timber venetian fencing. Timber decked area to one side provides ideal opportunity for alfresco dining and enjoying the private aspect.

Directions

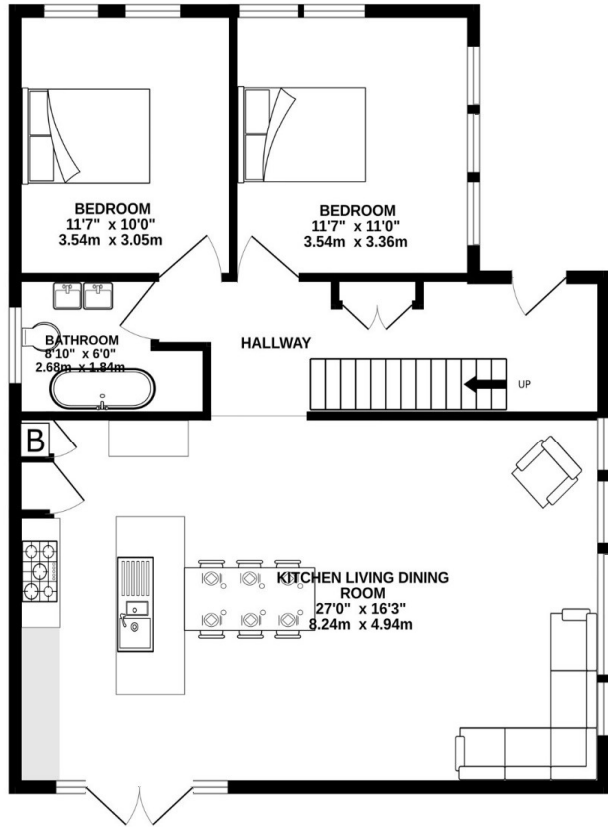
From the roundabout in the centre of Knutsford, proceed along the A50 towards Holmes Chapel. Continue for approximately 1 1/3 miles and turn right onto the B5081 signposted Lower Peover and Middlewich. After passing The Crown Inn public house, take the second right onto Hollytree Drive.

- An immaculately presented detached property
- Refurbished to a high standard offering flexible living
- Superb open plan living dining kitchen
- Four bedrooms to the main house
- Two bathrooms (one en-suite)
- Separate one bedroom annexe with en-suite shower room
- Stunning private enclosed garden
- Driveway providing ample off road parking

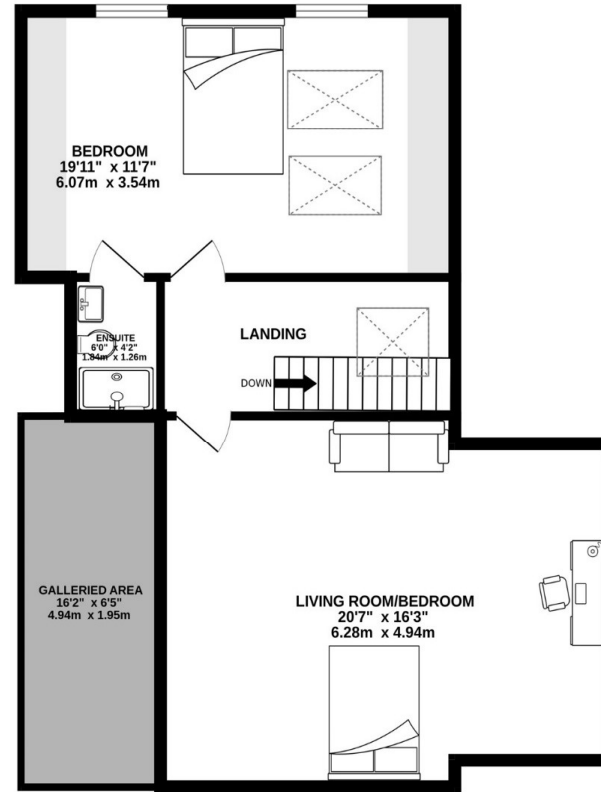
Postcode – WA16 8WR
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



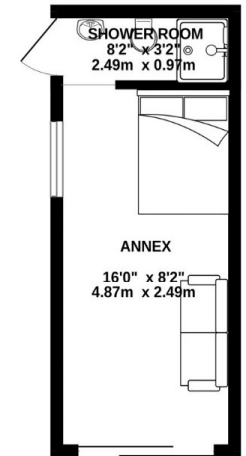
GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



ANNEX
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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