



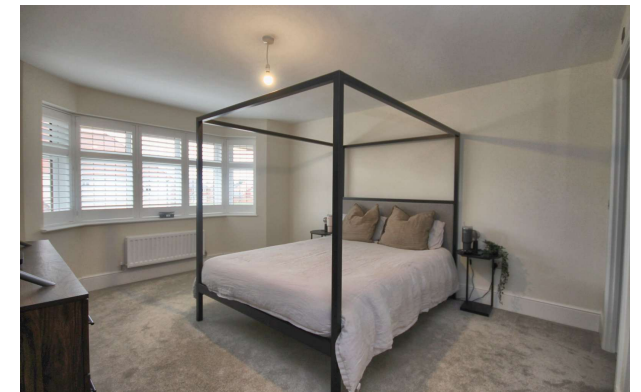
Knutsford  
Devis Way

  
IRLAMS  
*of Knutsford*

Knutsford, WA16 0GY

Devis Way

£895,000



### The Property

This immaculately presented four bedroom, three bathroom substantial detached property has been recently constructed to a very high standard by Redrow homes as part of the Tabley Park development, offering well balanced family accommodation in a contemporary style. Particular mention must be made of the stunning, open plan Living Dining Kitchen with island unit, upgraded appliances and bi fold doors to the garden, the spacious master bedroom with ensuite bathroom as well as the beautifully appointed family bathroom and guest room with en-suite shower room.

Located in a super position, forming part of the Tabley Park development by Redrow Homes on the edge of the town centre, close to all local amenities and schooling whilst being ideally located for major network links to the Northwest and beyond.

The property is approached over a stone set, tarmacadam driveway, providing ample off-road parking, leading to the integral double garage with flagged pathway leading to the front entrance, flanked by lawned garden with feature planting. The rear gardens are a lovely feature of the property, being generous in proportions with a southerly aspect. Laid to lawn in the main with raised beds to one side and large tiled patio area sweeping across the rear of the property, ideal for alfresco dining and enjoying the pleasant aspect.

### Directions

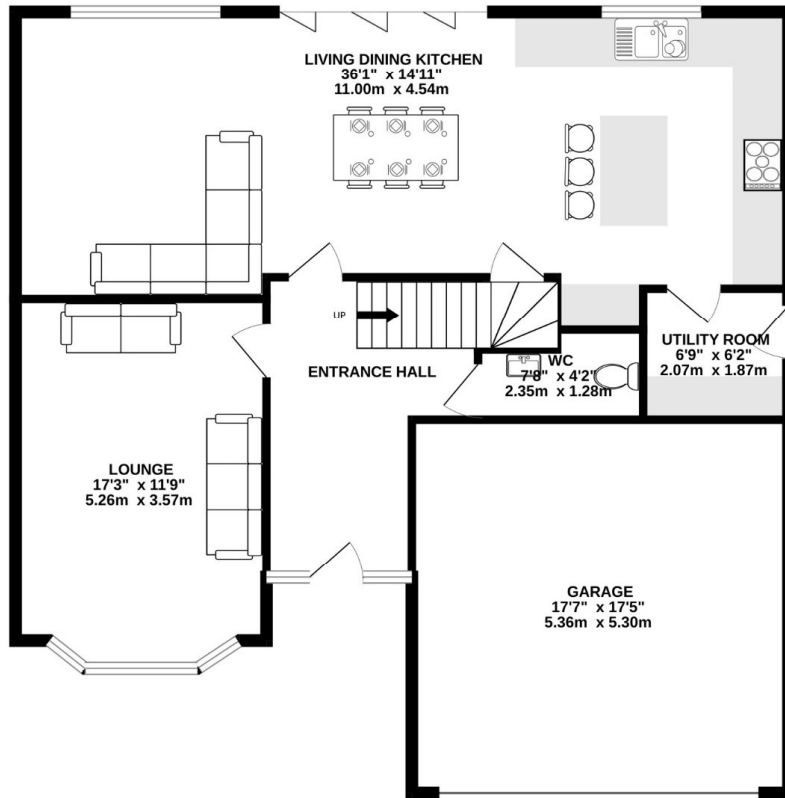
From the roundabout in Canute Square travel along Northwich Road (A5033). At the next roundabout take the third exit onto Lawrence Way and take the right turn into Devis Way and follow the road round where the property will soon be seen.

- An immaculately presented detached property
- Situated in Knutsford town centre & all its amenities
- Very spacious & flexible living accommodation
- Four generous bedrooms
- Three bathrooms (two en-suite)
- Substantial garden with lawn & patio areas
- Off road parking & double garage

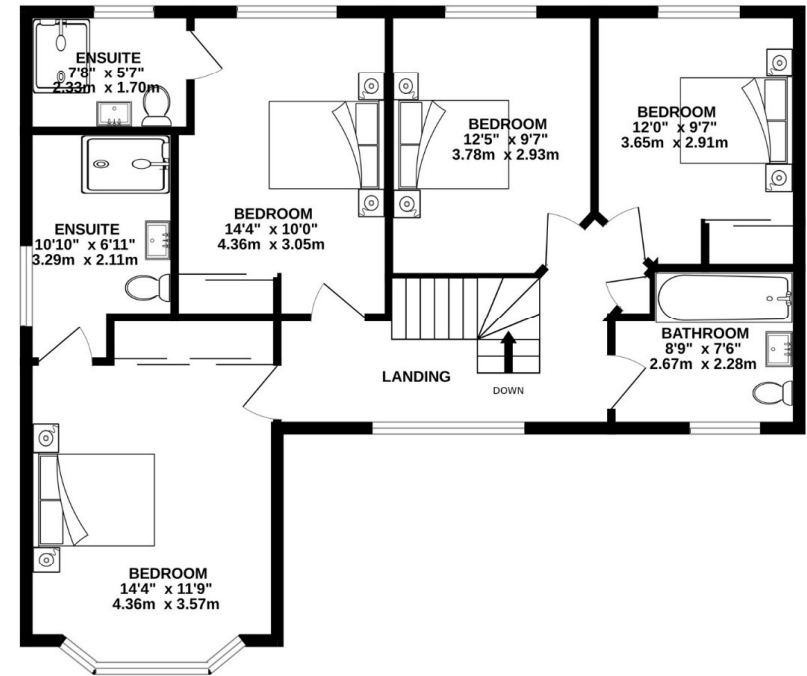
**Postcode** – WA16 0GY  
**EPC Rating** – B  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band G



**GROUND FLOOR**  
1174 sq.ft. (109.0 sq.m.) approx.



**1ST FLOOR**  
827 sq.ft. (76.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2001 sq.ft. (185.9 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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