



Mobberley
Mill Lane


IRLAM
of Knutsford



The Property

This immaculately presented four-bedroom, three-bathroom, modern detached cottage style property has been beautifully maintained and improved over the years by the current owners to now offer light, spacious and flexible living accommodation blending character features and contemporary design effortlessly. Particular mention must be made of the Living Dining Kitchen, open plan to the garden room with feature log burner, the master bedroom suite with fitted wardrobes and refitted en-suite shower room as well as the guest suite with en-suite shower facilities and the refitted family bathroom.

Located in a super position in the heart of the Mobberley Conservation area, a stone's throw to The Bull's Head and Roebuck public houses, adjoining Mobberley Brook to the rear whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a block paved driveway, providing ample off-road parking, leading to the detached double garage and stone flagged pathway to the front entrance with feature planting. The rear gardens are a lovely feature of the property, being landscaped in design with a private, open aspect overlooking Mobberley Brook. Laid to lawn in the main with well stocked borders surrounding containing a wealth of different plants and foliage, all fully enclosed timber fencing and mature hedging. Stone flagged patio area sweeps around the rear of the property, accessed via the French doors off the Garden Room as well as the raised decked area providing ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

From Knutsford town centre proceed down Adams Hill and turn left at the traffic lights up on to Hollow Lane. Continue onto Mobberley Road and proceed into Mobberley Village along Town Lane. Take the second right turn into Mill Lane where the property will soon be seen on your left.

SUMMARY OF ACCOMMODATION

- An immaculately presented detached property situated in a lovely position within Mobberley Village
- A short walk to all local amenities & award winning public houses
- Substantial & flexible reception rooms
- Superb living dining kitchen with integrated appliances & separate utility room
- Four generous bedrooms & three bathrooms (two en-suite)
- Stunning, private formal gardens with patio, lawned & raised decked areas, ideal for alfresco dining and entertaining overlooking Mobberley Brook
- Driveway & detached double garage







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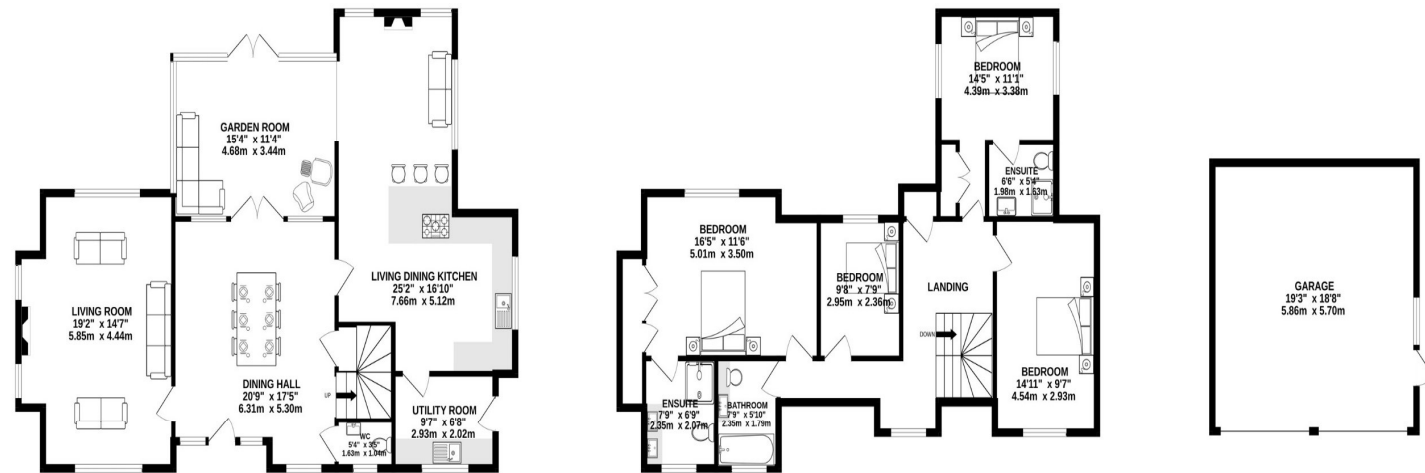


Price – £1,250,000
Postcode – WA16 7HX
EPC Rating - TBC
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band G

GROUND FLOOR
1121 sq.ft. (104.1 sq.m.) approx.

1ST FLOOR
849 sq.ft. (78.8 sq.m.) approx.

GARAGE
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 2329 sq.ft. (216.4 sq.m.) approx.

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