



Pickmere
Clover Drive

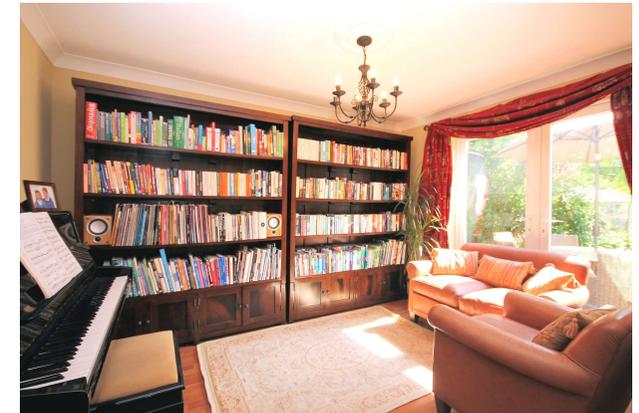

IRLAM
of Kentsford



Pickmere, WA16 0WF

Clover Drive

£595,000



The Property

This immaculately presented five bedroom property has been well maintained and much improved over the years by the current owners to now provide light, bright and spacious living accommodation with a contemporary style. Particular mention must be made of the stunning Dining Kitchen with granite worktops and fitted appliances, the master bedroom with fitted wardrobes and wet room style en-suite, the recently refitted family shower room and guest en-suite as well as the fantastic room proportions and ample storage space. There has also previously been planning permission granted for an extension encompassing the rear of the property that has since lapsed but could be built under permitted development (CE ref 19/1716M).

Located in an ever popular position, forming part of a select development of similar properties in the heart of the village, close to Pickmere Lake whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a tarmac driveway, leading to the front entrance and double garage, flanked by open lawned garden and retained by mature hedging giving a high degree of privacy. The rear gardens are a lovely feature of the property, being of generous proportions with a private, southerly aspect. Laid to lawn again in the main with a range of well stocked beds surrounding, all retained by wood lap fencing, mature trees and hedging. Flagged patio area off the kitchen and sitting room provides ideal opportunity for alfresco dining and enjoying the sunny aspect.

Directions

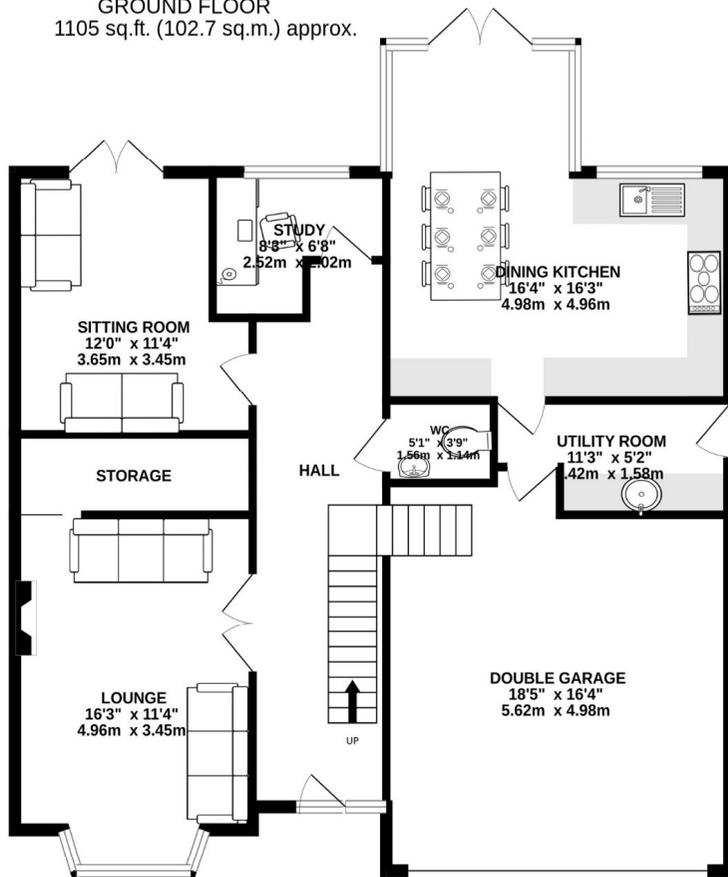
From the roundabout in Canute Square travel along Northwich Road (A5033) to its end. At the traffic lights turn right on to the A556 and just prior to The Windmill public house turn left onto Pickmere Lane (B5391) for approximately 2.5 miles and then turn right onto Park Lane. After passing Pickmere Country House take the left turn onto Clover Drive.

- An immaculately presented detached property
- Spacious living accommodation
- Lovely dining kitchen with integrated appliances
- Five generous bedrooms
- Three bathrooms (two en-suite)
- Lovely enclosed rear gardens with lawn & patio
- Driveway providing ample off road parking
- Double garage

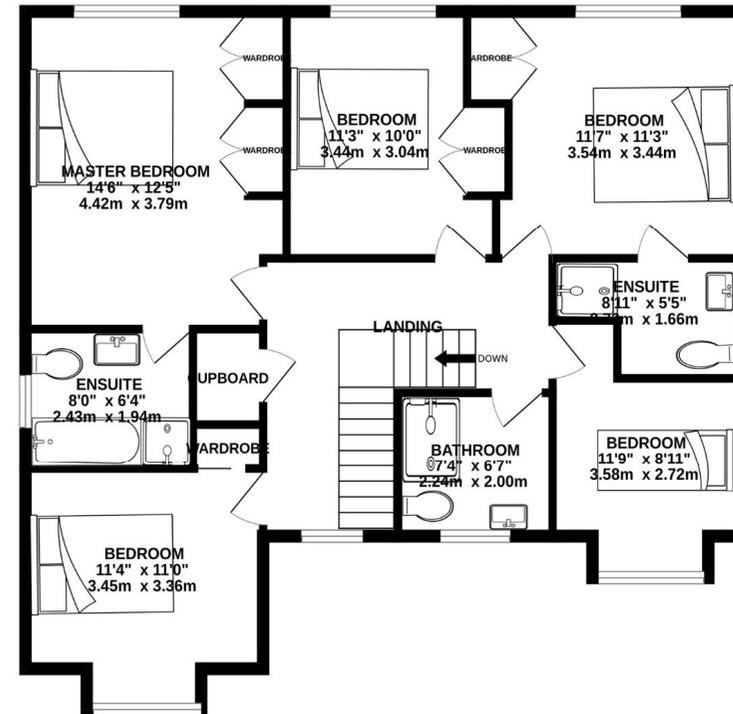
Postcode – WA16 0WF
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band G



GROUND FLOOR
1105 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 2009 sq.ft. (186.7 sq.m.) approx.

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