



Knutsford
Bexton Lane


IRLAMS
of Knutsford



The Property

This immaculately presented five-bedroom, three-bathroom detached property has been much refurbished and remodelled by the current owner over the years to now provide light, spacious and flexible living accommodation blending character features and modern convenience effortlessly. Particular mention must be made of the stunning, open plan Living Dining Seimatic kitchen across the rear of the property with Meile appliances, Wolf range oven, breakfast bar and bi fold doors to the garden, the master bedroom suite with en-suite bathroom and dressing room, the first-floor laundry room as well as the generous proportions to the many further reception rooms and bedroom accommodation.

Located in an ever-popular position on one of the town most favoured roads, a short stroll to the town centre, all local amenities and Bexton Primary School whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through metal electric gates over a large tarmacadam driveway, providing more than ample parking and turning space, leading to the front entrance and detached double garage, flanked by open lawned gardens with well stocked borders, retained by mature hedging, trees and foliage giving a high degree of privacy. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect. Laid to lawn in the main with borders surrounding containing a wealth of plants and foliage, all fully enclosed by mature hedging and wood lap fencing. Flagged patio area sweeps around the rear of the property leading to a further decked patio area off the rear of the garage with summer house, providing more than ample opportunity for alfresco dining and enjoying the lovely aspect throughout the day.

Directions

From the traffic lights at Knutsford Rail Station head south along Toft Road and take the second right-hand turn on to Bexton Lane. After less than 1/2 mile, the property will be seen on the right-hand side.

SUMMARY OF ACCOMMODATION

- An immaculately presented, substantial detached family property
- Located in an ever-popular position on one of the town's most favoured roads close to all amenities
- Stunning, spacious & flexible living accommodation
- Superb open plan living dining kitchen
- Five generous bedrooms & three bathrooms
- Private formal gardens with patio & lawned areas, ideal for alfresco dining and entertaining
- Detached double garage & gated driveway providing more than ample off road parking



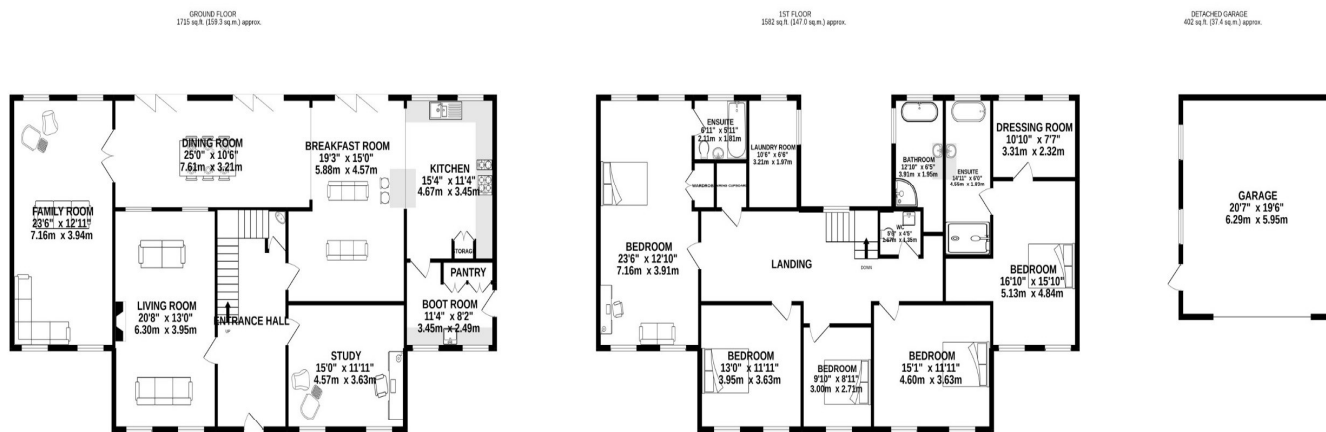




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Guide Price – £1,625,000
Postcode – WA16 9BP
EPC Rating - C
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band G



TOTAL FLOOR AREA : 3699 sq.ft. (343.7 sq.m.) approx.

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