



Chelford  
Chapel Croft



# Chelford, SK11 9SU

## Chapel Croft

£650,000



### The Property

This immaculately presented four bedroom detached has been much remodelled and refurbished in recent years by the current owners to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open Living Dining Kitchen with stone surfaces and bi fold doors to the garden, the principal bedroom suite with walk in wardrobe and en-suite shower room as well as the refitted family bathroom and part conversion of the garage to make a large utility room.

Located in an ever-popular position on a large corner plot on a development of similar properties in the heart of the village whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a block paved driveway, providing more than ample parking, leading to the front entrance and integral garage, flanked by open lawned garden with feature tree and planting. The rear gardens are a lovely feature of the property, being landscaped in design

with generous proportions and a private, open aspect. Laid to lawn in the main with Astroturf play area and timbers sets to the borders, fully enclosed by brick elevations, wood lap fencing and mature hedging. Tiled patio, accessed from the bi fold doors of the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford, pass the Egerton Arms public house on the left and then turn left into Dixon Drive. Follow the road round and take the fifth left-hand turn in to Chapel Croft where the property will soon be seen.

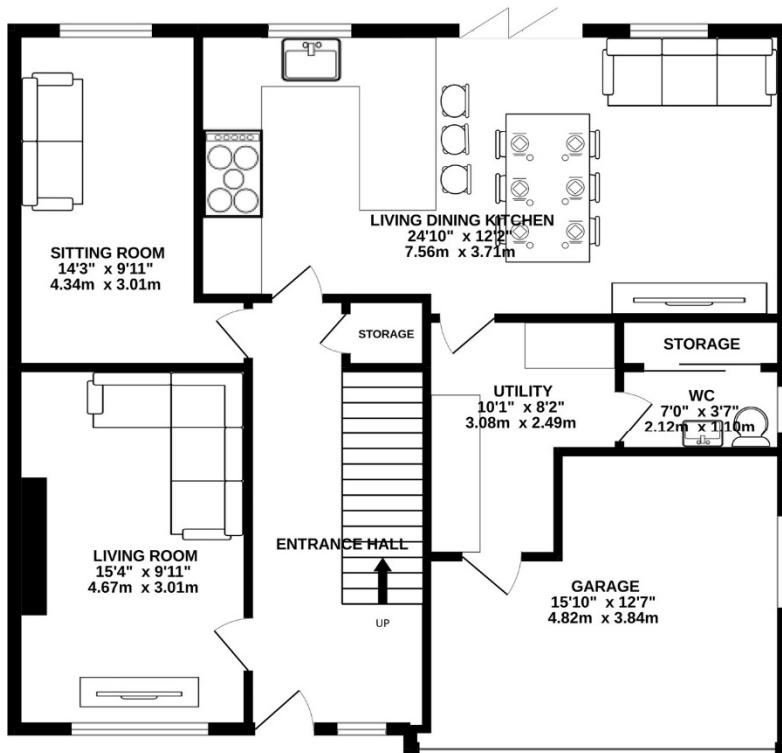


- An immaculately presented detached property
- Situated in a quiet cul-de-sac location
- Spacious & flexible living accommodation
- Three reception rooms
- Modern open-plan kitchen with utility room and downstairs W.C.
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Beautiful west-facing garden with lawn and patio area
- Driveway providing ample off-road parking
- Integral garage

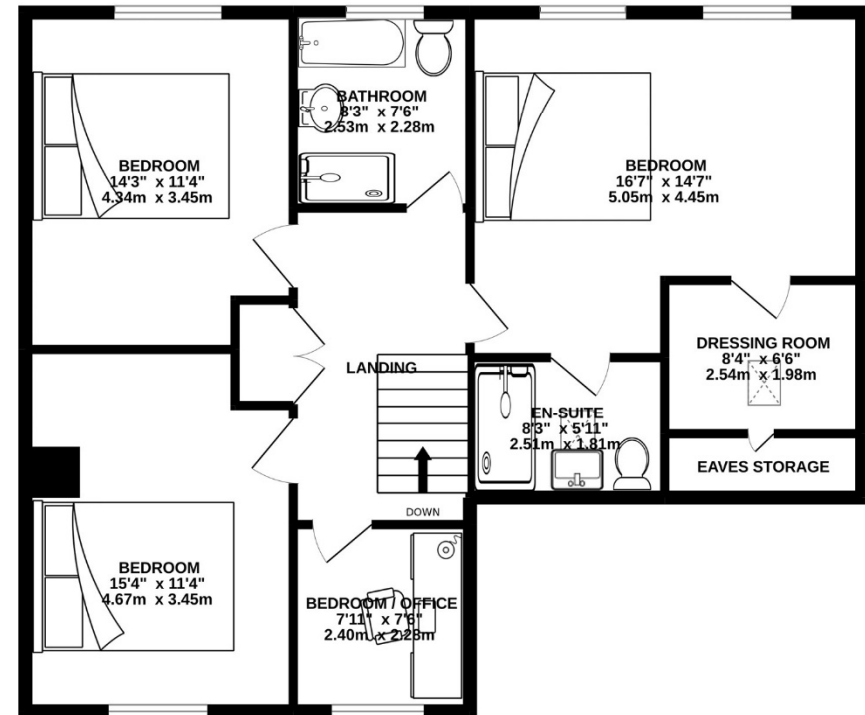
**Postcode** – SK11 9SU  
**EPC Rating** – C  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band F



GROUND FLOOR  
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR  
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 1863 sq.ft. (173.1 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.

Made with Metropix ©2022

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

I1021\_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

