



Goostrey  
Blackberry Gardens

  
IRLAMS  
*of Knutsford*



# Goostrey, CW4 8FU

## Blackberry Gardens

£775,000



### The Property

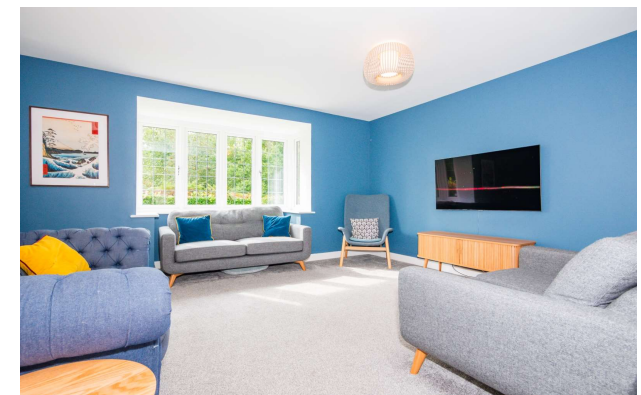
This beautifully presented five-bedroom executive detached family home has been sympathetically maintained and improved by the current owners to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the open plan Living Dining Kitchen with stone worktops, breakfast bar and French doors to the garden, the master bedroom suite with fitted wardrobes and en-suite bathroom as well as the well-appointed family bathroom, guest bedroom suite with en-suite shower room and the flexible reception space to the ground floor. There has also been planning permission granted (22/04338 CW&C) to extend the Dining Room, connect to the detached garage and for the conversion of the garage to provide two home offices and gym.

Located in an ever-popular position forming a select development of similar properties on one of the largest plots overlooking woodland to the front, a short walk to all local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a tarmac driveway, providing ample off-road parking, leading to the detached garage and front entrance with open lawned garden and feature planting. The rear gardens are a lovely feature of the property, being generous in proportions with a private aspect. Laid to lawn in the main with mature trees, all fully enclosed by established hedging and wood lap fencing. Flagged patio area wraps around the rear of the property providing ample opportunity for alfresco dining and enjoying the pleasant aspect.

### Directions

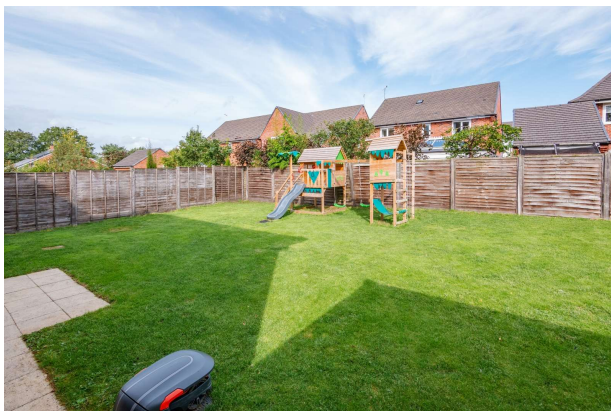
From Knutsford Town Centre proceed along Toft Road (A50) which turns into Holmes Chapel Road for approximately 5.5 miles passing through Allstock. Turn left into New Platt Lane and then turn left into Blackberry Gardens where the property will soon be seen.



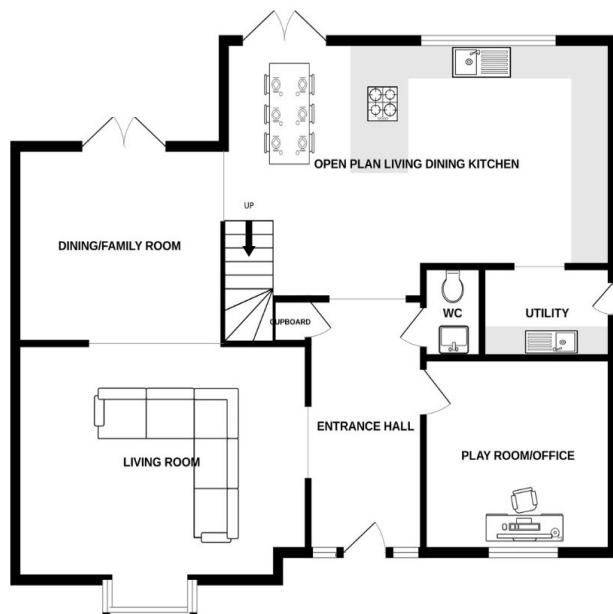


- A beautifully presented detached family property
- Lovely village location, close to amenities
- Substantial & flexible living accommodation
- Open plan living dining kitchen with integrated appliances & separate utility room
- Five double bedrooms
- Three bathrooms (two en-suite)
- Enclosed rear gardens with lawn and patio areas
- Detached double garage & driveway
- PP granted to further extend/convert

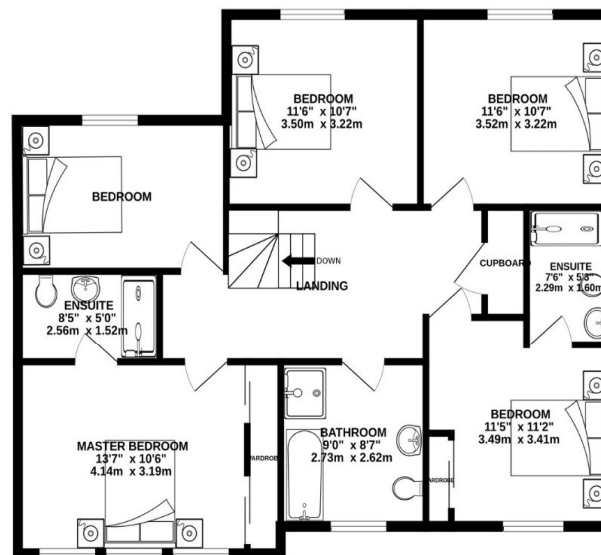
**Postcode** – CW4 8FU  
**EPC Rating** – B  
**Tenure** – Freehold  
**Local Authority** – Cheshire West  
**Council Tax** – Band G



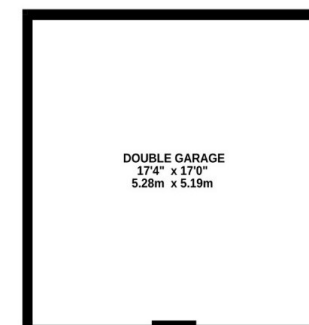
GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
942 sq.ft. (87.5 sq.m.) approx.



EXTERNALLY  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 2186 sq.ft. (203.1 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.  
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