



Pickmere
The Elms, Park Lane



Pickmere, WA16 0JX

Park Lane

Offers Over £495,000



The Property

This immaculately presented three-bedroom, two-bathroom semi-detached property, constructed in 2020 and with no onwads chain, offers modern luxurious living in a contemporary style on an exclusive development. Particular mention must be made of the stunning Dining Kitchen from Porcelanosa with dual aspect windows, waterfall Quartz worktops, large island unit, Neff appliances and French doors to the garden, the principle bedroom suite to the 2nd floor with dressing room, Porcelanosa en-suite shower room and triple aspect windows overlooking surrounding countryside as well as the beautifully appointed family bathroom and underfloor heating to the ground floor and bathrooms.

Located in a large, secluded, corner plot on a private road within a small, exclusive development of just four properties in the heart of Pickmere village with far reaching views over adjoining countryside whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a private, no through road leading to the rear of the development where the property can be found occupying a super corner plot offering a high degree of privacy with ample allocated parking, augmented by mature planting and shrubbery.

The rear gardens are a lovely feature of the property being generous in proportions with a private, southerly aspect. Laid to lawn in the main with a range of well stocked borders surrounding, incorporating a multitude of foliage and specimen fruit trees, all fully enclosed by wood lap fencing. The side garden has been arranged with raised timber vegetable beds, greenhouse and garden shed offering a plethora of opportunities for gardening pursuits or provides potential space for extending the property (subject to relevant permissions). Gravel patio area to the rear corner of the garden or flagged patio area off the Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

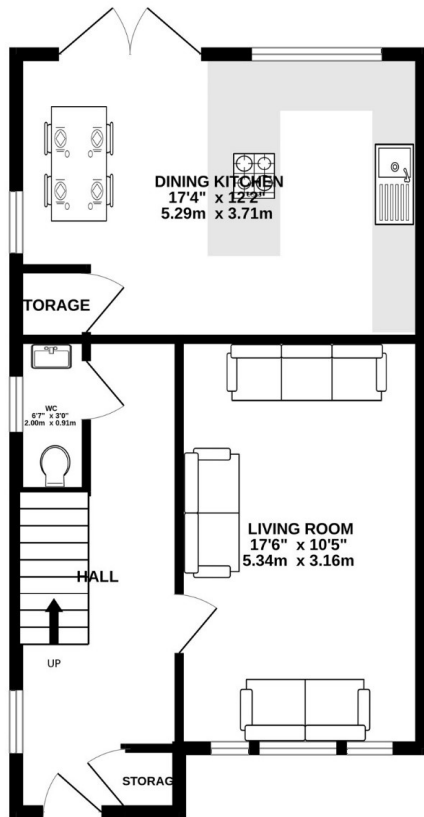
From the roundabout in Canute Square travel along Northwich Road (A5033) to its end. At the traffic lights turn right on to the A556 and just prior to The Windmill public house turn left onto Pickmere Lane (B5391) for approximately 2.5 miles and then turn right onto Park Lane where The Elms will soon be seen.

- An immaculately presented semi-detached three storey property
- Situated on a private road in an exclusive development of just four homes
- Spacious & flexible living accommodation
- High specification dining kitchen with integrated appliances
- Three generous bedrooms
- Two bathrooms (one en-suite)
- Generous, enclosed south facing rear gardens with lawn & patio areas as well as vegetable beds
- Ample parking
- Potential to extend (subject to relevant permission)

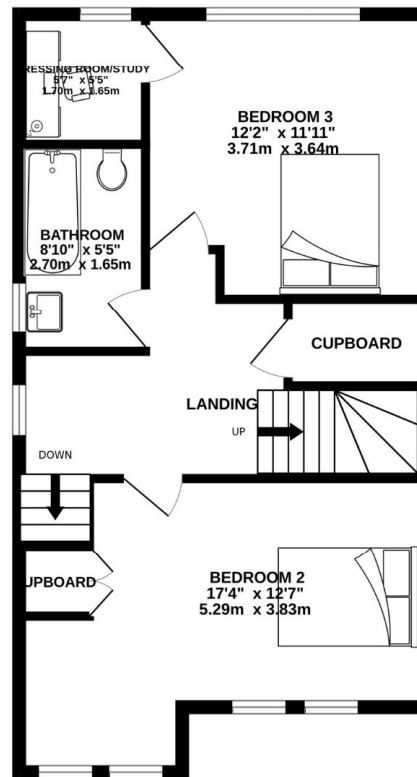
Postcode – WA16 0JX
Tenure – Freehold
EPC Rating – B
Local Authority – Cheshire East
Council Tax – Band E



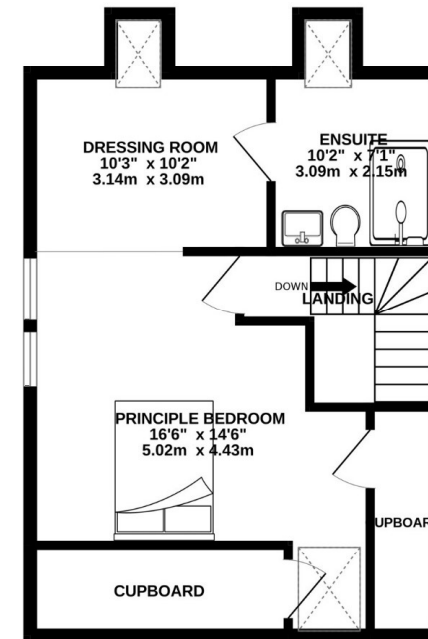
GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



2ND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 sq.m.) approx.

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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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