



Goostrey
New Platt Lane


IRLAMS
of Knutsford



Goostrey, CW4 8NJ

New Platt Lane

£695,000



The Property

This immaculately presented three-bedroom semi-detached character property has been much extended, refurbished and remodelled over recent years to now provide light, spacious and flexible accommodation blending features of the period and modern convenience effortlessly. Particular mention must be made of the stunning Living Dining Kitchen with island unit, Quartz surfaces and bespoke glass extension, master bedroom with en-suite shower room and fitted wardrobes as well as the refitted family bathroom and recently constructed annex/office space to the rear of the garden providing opportunity for multi generation living. Located in a super position on a tree lined lane on the edge of Goostrey village, a short walk to all local amenities and conveniently located for Holmes Chapel village and Knutsford town centre whilst being ideally positioned for all major network links to the Northwest and beyond.

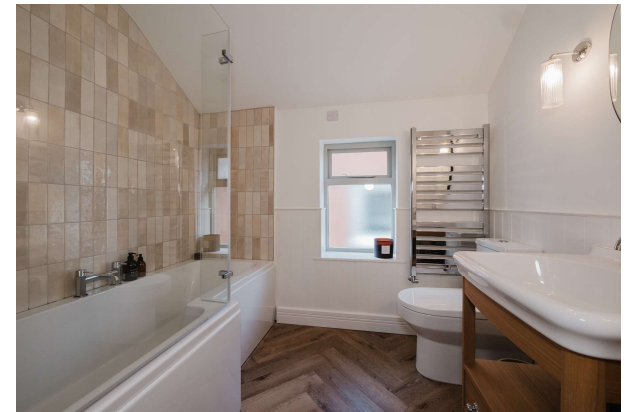
The property is approached via a beautiful front garden, with lawn and flower beds well-stocked with a variety of shrubs and flowers, retained by timber sleepers. A brick paved and gravel driveway provides off-road parking for two cars. To the rear is a stunning 160ft garden with a variety of landscaped sections including lawns and patios laid to Indian stone perfect for alfresco dining, retained by mature hedging and timber fencing. A brick outbuilding with loggia provides outdoor entertaining and storage/utility space and a newly constructed annex/office at the end of the garden offers further ancillary accommodation.

Directions

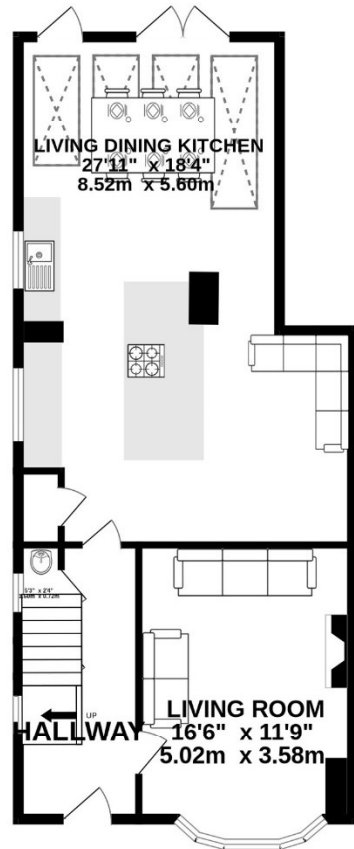
From Knutsford take the A50 south towards Holmes Chapel. Continue for approx. 6 miles and turn left just past Boundary Park & Store into New Platt Lane (signposted Goostrey & Jodrell Bank). After a short distance, the property will be seen on your left hand side.

- An immaculately presented semi-detached cottage
- Sympathetically extended and refurbished
- Stunning 160ft rear garden
- Situated on beautiful country lane in Goostrey Village
- Modern open-plan living dining kitchen
- Three generous bedrooms
- Beautiful bathroom and en-suite to main bedroom
- Driveway parking
- Detached One Bed Annex

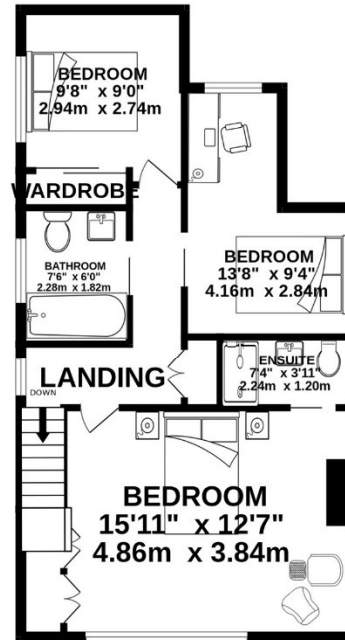
Postcode – CW4 8NJ
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



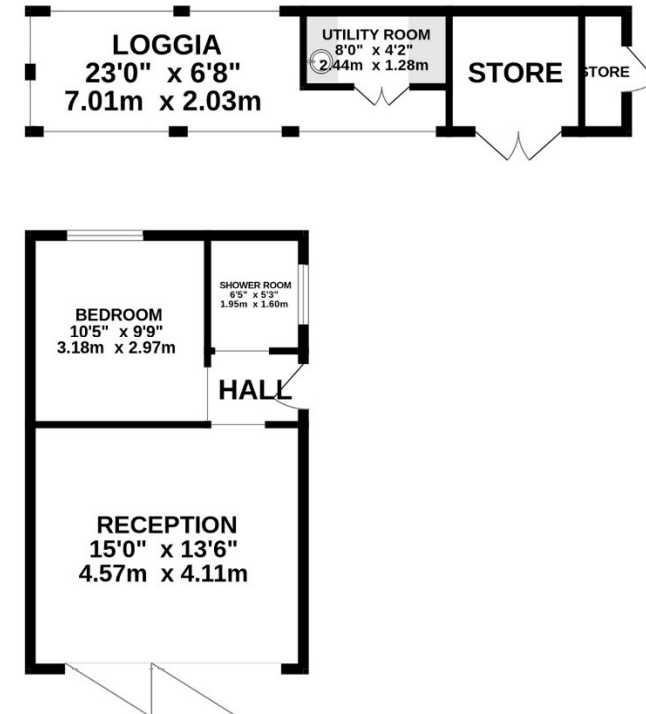
GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



EXTERNAL BUILDINGS
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1856 sq.ft. (172.4 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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