



Goostrey  
New Platt Lane

  
IRLAM  
*of Knutsford*





# Goostrey, CW4 8NJ

## New Platt Lane

### £675,000



#### The Property

This immaculately presented four-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 one bedroom annex/office/studio 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 160 ft 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.

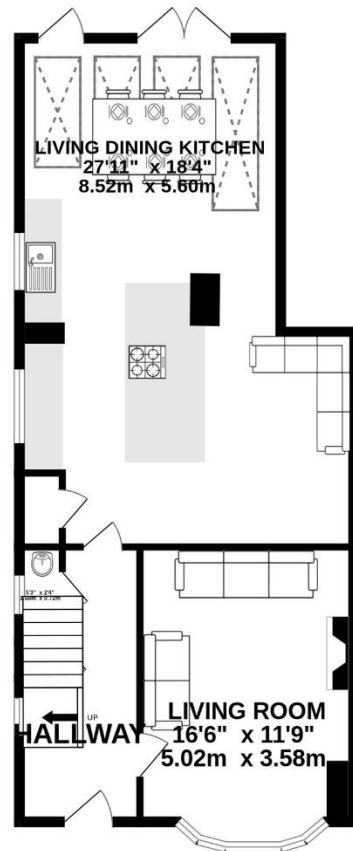


- An immaculately presented semi-detached cottage
- Sympathetically extended and refurbished
- Stunning 160ft rear garden
- Situated on beautiful country lane in Goostrey Village
- Modern open-plan living dining kitchen
- Three generous bedrooms in the main house
- Beautiful bathroom and en-suite to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

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



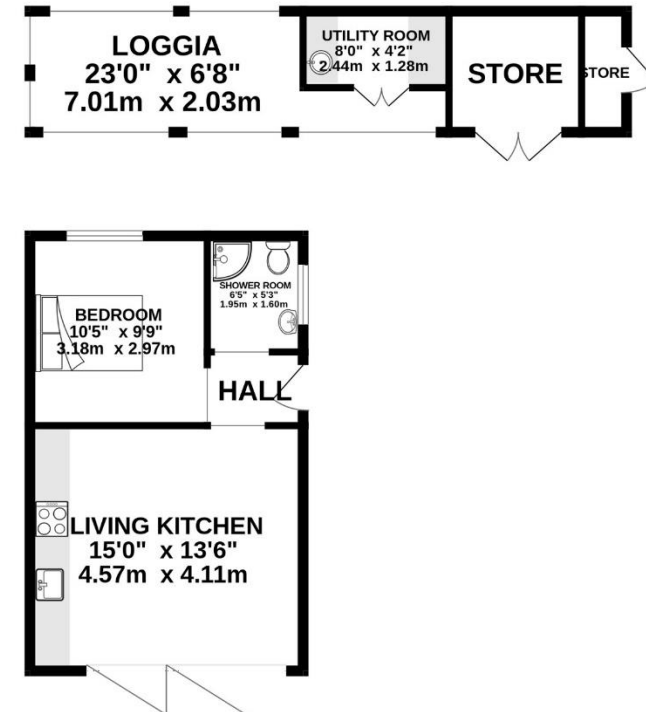
GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



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.

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