



Chelford
Dixon Drive



Chelford, SK11 9BU

Dixon Drive

£699,950



The Property

This superb, modern detached family home comes immaculately presented throughout. Recently constructed by multi award-winning developer, David Wilson Homes, this property remains in pristine condition. Particular mention must be made of the spacious Living Dining Kitchen with a range of quality integrated appliances, stone work surfaces and bespoke Amtico flooring. French doors leading out the private, east facing rear garden flood the room with an abundance of natural day light. The master bedroom is another highlight of the property, with adjoining dressing room and en-suite, four-piece bathroom as well as enjoying a triple aspect. Located in an enviable position set back from Dixon Drive, the property lies within easy reach of all local amenities, with Chelford Primary School and Train Station being within a short walk.

The property is approached over a sweeping double width driveway leading to the front entrance and double garage. Surrounding the

property is a wealth of mature trees and hedging offering a degree of privacy from the road. In addition there is an EV charging point attached to the garage. The rear gardens are a lovely feature of the property, being generous in proportion with a private, Easterly aspect. Laid to lawn in the main with a range raised beds containing a wealth of plants and foliage, all fully enclosed by timber fencing. There are two separate seating areas to enjoy, a decked area at the head of the garden as well as a flagged patio area accessed from the French door, ideal for alfresco dining and enjoying the stunning aspect with family and friends.

Directions

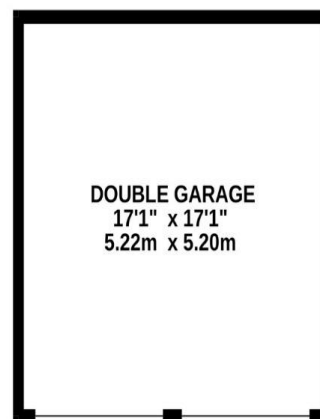
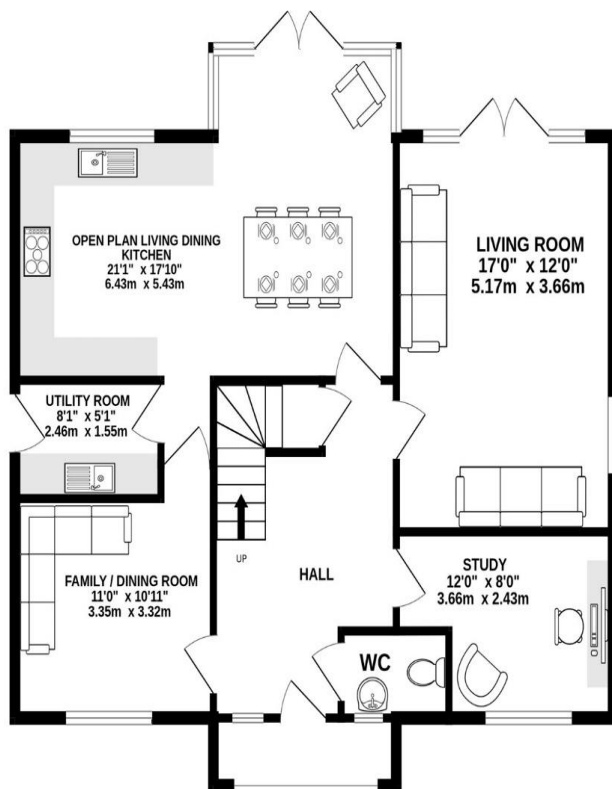
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford just past Chelford Farm Supplies on your right, turn left into Dixon Drive and the property will soon be seen on your right..

- Beautifully presented detached property set back from the road
- Spacious & flexible living accommodation
- Living Dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Four generous double bedrooms
- East facing garden
- Large Driveway for plenty of off-road parking
- Double garage with EV charging point

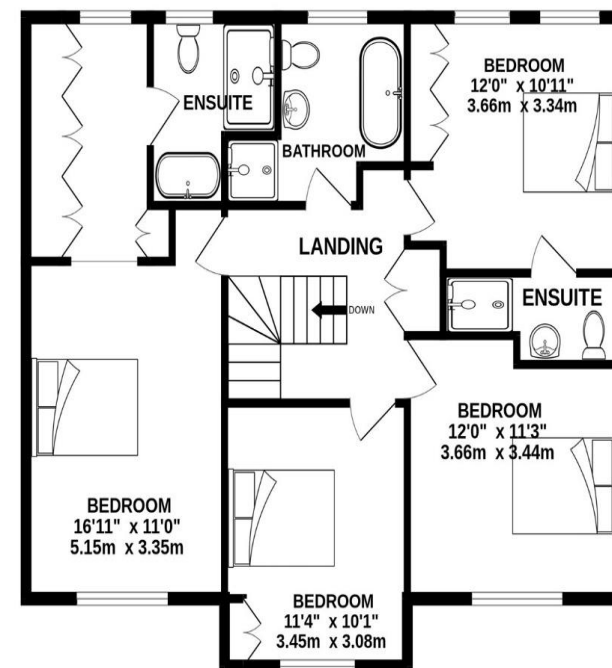
Postcode – SK11 9BU
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band F
EPC - B



GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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