



Knutsford
Goughs Lane


IRLAMS
of Knutsford



The Property

This immaculately presented four-bedroom, four-bathroom detached executive home, extending to over 4,000 sq. ft. has been well maintained and improved over the years 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 island unit and French doors to the garden, the master bedroom suite with dressing room and newly appointed en-suite shower room as well as the generous reception rooms including 27 ft drawing room and impeccably maintained bathrooms.

Located in a fantastic, private and generous plot on one of the town's premier roads, forming part of the Legh Road conservation area, a short walk to the town centre and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through wrought iron electric gates over a sweeping tarmac driveway, providing more than ample parking, leading to the front entrance and detached triple garage, with shaped lawned front gardens, feature planting and deep borders giving a high degree of privacy. 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 well stocked borders surrounding containing a wealth of different and plants and shrubbery, all fully enclosed by timber fencing, mature hedging and trees. Flagged and cobbled set patio area forms around the rear of the property, accessed off the Living Dining Kitchen, with pathways either side provides ideal opportunity for alfresco dining and enjoying the beautiful aspect.

Directions

From Knutsford Town Centre proceed along Toft Road (A50) passing Paradise Garage. Take the left turn into Goughs Lane where the property will soon be seen.

SUMMARY OF ACCOMMODATION

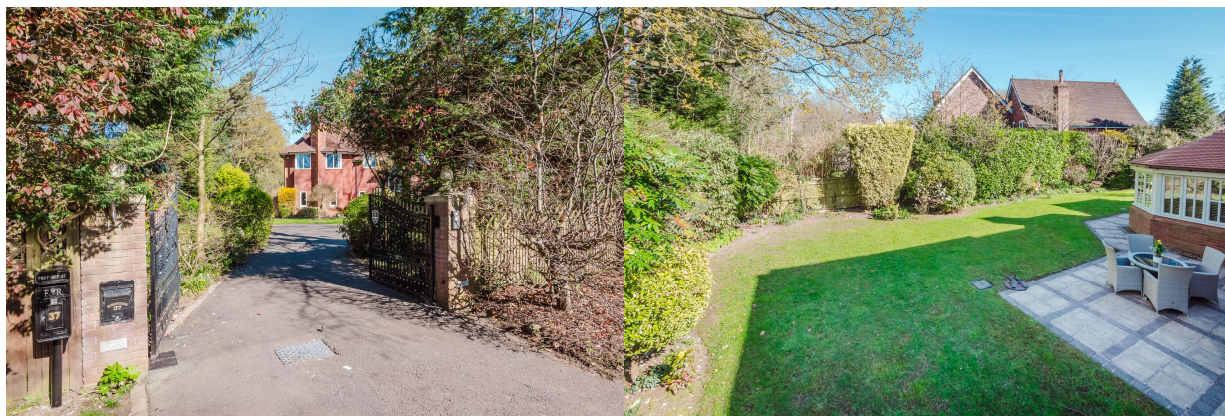
- An immaculately presented, substantial detached family property extending to over 4,000sq ft
- Located in a fantastic, private and generous plot on one of the town's premier roads
- Spacious & flexible living accommodation
- Superb open plan living dining kitchen opening out to the garden
- Four very generous bedrooms & four bathrooms (three en-suite)
- Private formal gardens with patios and lawn, ideal for alfresco dining and entertaining
- Detached triple garage & large, private gated driveway providing more than ample off road parking



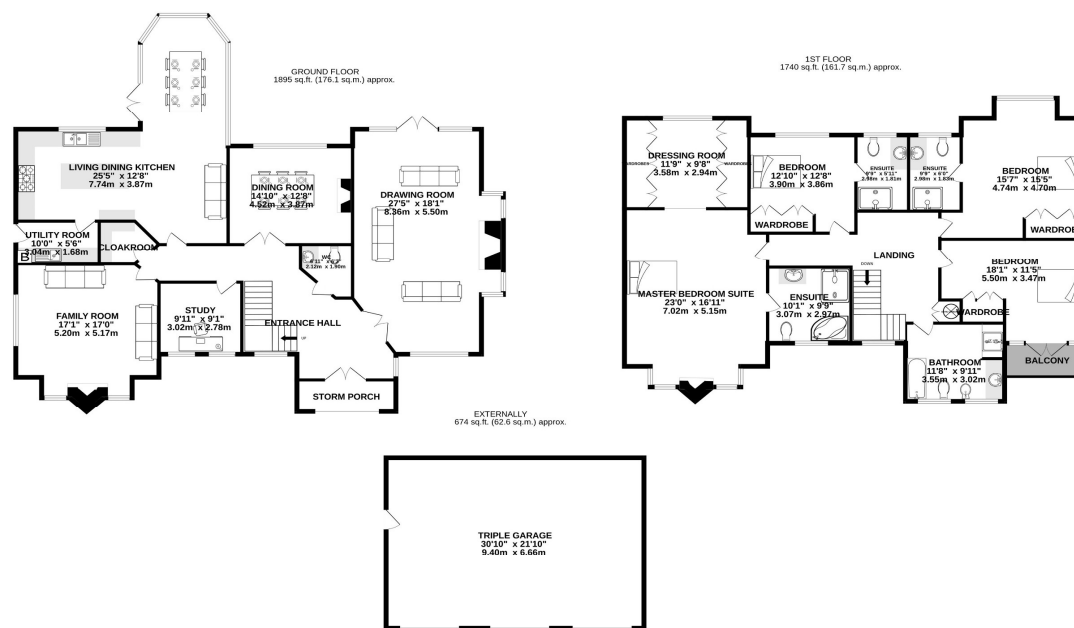




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Guide Price – £1,825,000
Postcode – WA16 8QN
EPC Rating - TBC
Tenure – Freehold
Local Authority - Cheshire East
Council Tax – Band H



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.

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