



Knutsford  
Ashworth Park

  
IRLAM  
*of Knutsford*





## The Property

This immaculately presented substantial four-bedroom, three-bathroom, detached family home has been lovingly extended and sympathetically refurbished over the years by the current owners to now offer light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the master bedroom suite with vaulted ceiling, balcony, dressing room and beautifully appointed four piece en-suite; the large reception rooms to the ground floor with the addition of a separate laundry room; the superb open plan living-dining-kitchen with underfloor heating opening on to the large manicured private rear gardens. There is also potential to further extend the property (subject to relevant permissions) due to the size, nature and aspect of the plot.

Located in a stunning position at the head of a quiet and peaceful cul-de-sac, forming part of a highly desirable development of similar properties, the property is ideally positioned close to Bexton Primary School and is just a short stroll from all other local amenities. The property is approached over a double width tarmac driveway, providing more than ample off-road parking, leading to the front entrance and garage store. The front of this corner plot property is flanked by an open lawned garden with feature planting, mature shrubbery and specimen trees. The large rear gardens are a lovely feature of the property, being generous in proportion with a private, southerly aspect. Laid to lawn in the main with a range of well stocked borders containing a wealth of different plants and foliage, all fully enclosed by mature hedging and wood lap fencing, with multiple separate seating areas. There is a large flagged patio which can be accessed from the living-dining-kitchen and family room as well as a raised decking area at the head of the garden complete with fire pit, brick-built BBQ, log store and manoeuvrable roof shelter. This area of the garden provides the ideal opportunity for alfresco dining and enjoying the lovely aspect with family and friends. In addition, there is a garden room with decking that has the benefit of having an electricity supply.

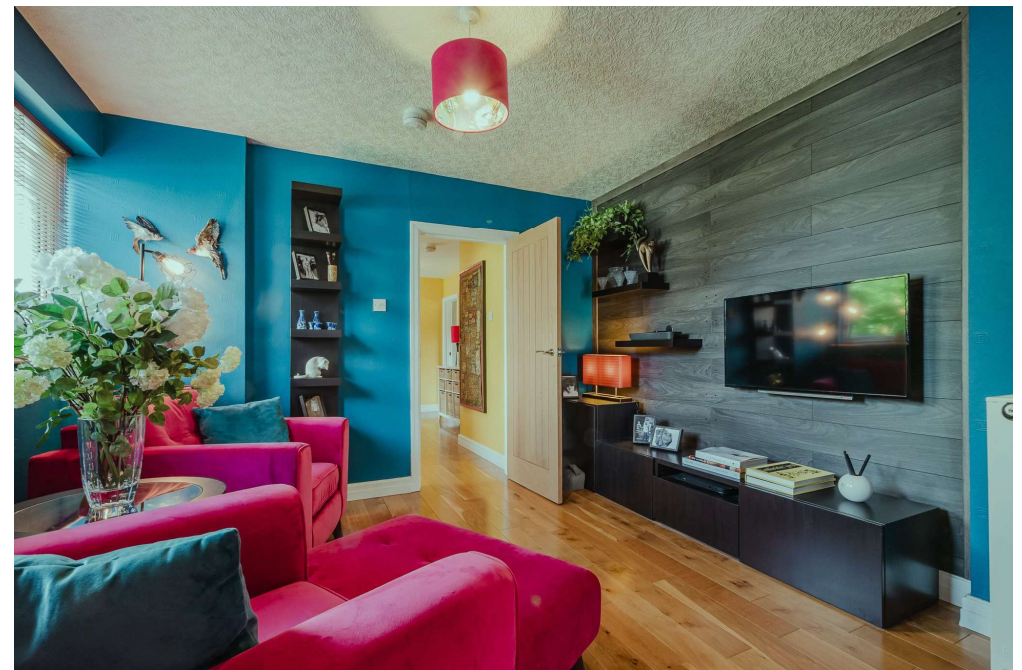
## Directions

From Knutsford town centre continue onto Toft Road (A50) passing the rail station. Upon reaching Paradise Garage turn right onto Bexton Lane. Take the right turn onto Blackhill Lane and turn right onto Ashworth Park.



# SUMMARY OF ACCOMMODATION

- An immaculately presented, substantial detached family property located in an ever-popular residential area of Knutsford
- Spacious & flexible living accommodation over two floors
- Superb open plan living-dining-kitchen opening out to the rear garden
- Laundry room
- Three reception rooms: living room, sitting room and playroom/den
- Sizeable home office with two workstations
- Four generous bedrooms & three bathrooms (two en-suite, all with underfloor heating)
- Stunning master suite with vaulted ceiling, Juliette balcony, dressing room and four piece en-suite
- Private formal gardens with patios and raised decking area, ideal for alfresco dining and entertaining
- Double width driveway providing more than ample off-road parking









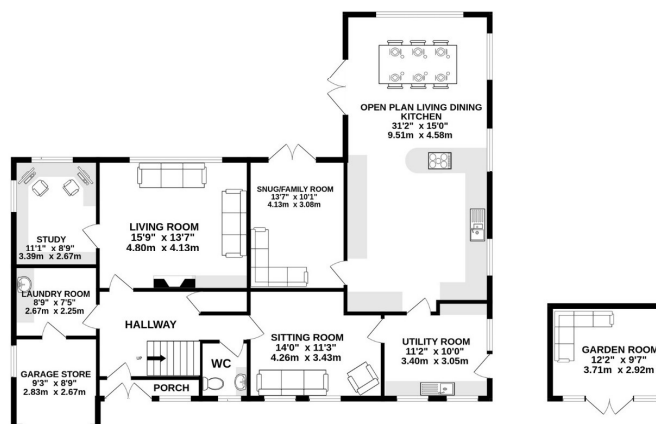




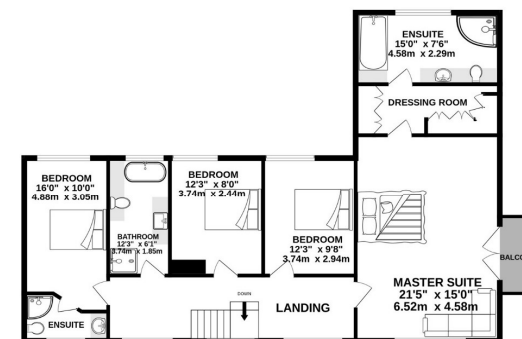
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**GROUND FLOOR**  
1597 sq.ft. (148.4 sq.m.) approx.



**1ST FLOOR**  
1168 sq.ft. (108.5 sq.m.) approx.



**TOTAL FLOOR AREA : 2766 sq.ft. (256.9 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.

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