



Goostrey
Spinney Avenue



Goostrey, CW4 8JE

Spinney Avenue

£850,000



The Property

This beautifully presented four-bedroom, two-bathroom detached family home has been much refurbished and remodelled in recent years by the current owners to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the living dining kitchen with island unit and bi-fold doors to the patio, the large reception space opening to garden room with French doors to the garden as well as the beautifully appointed family bathroom and new en-suite bathroom. The vendors have also added an external garden room with hot tub, sauna and shower.

Located in very quiet position in the heart of the village, close to open countryside and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a large golden gravel driveway, providing more than ample parking, leading to the front entrance with

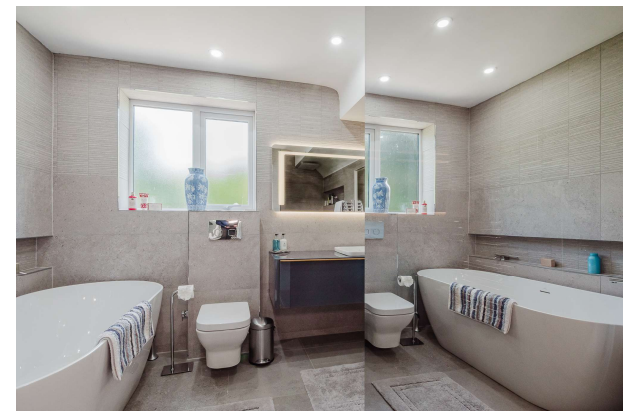
open lawned garden and feature planting, enclosed by mature hedging. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect. Laid to lawn in the main with a range of well stocked borders surrounding, all fully enclosed by mature hedging trees and timber fencing. Raised flagged patio area, accessed off the main reception rooms, sweeps around the rear of the property, providing ample opportunity for alfresco dining, leads to external garden room with hot tub, sauna and shower.

Directions

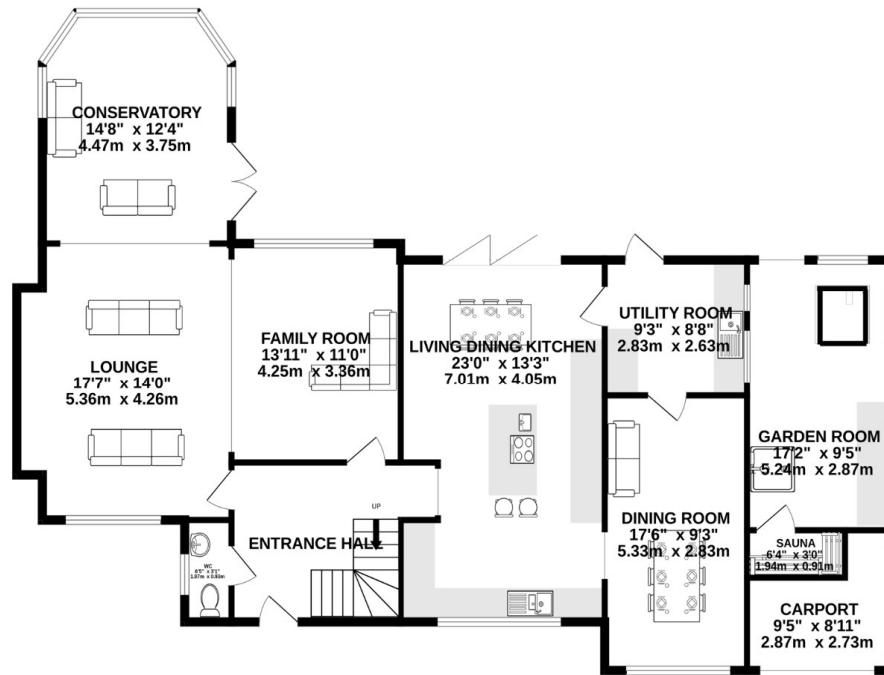
From Knutsford Town Centre proceed along Toft Road (A50) for approx. 4 miles towards Goostrey. Turn left into Booth Bed Lane for approx. 2 miles. Turn left onto Main Road and left again into Manor Avenue. Take the left turn into Brooklands Drive and turn right into Spinney Avenue.

- Beautifully presented detached property situated in a lovely quiet location
- Very spacious & flexible living accommodation
- Dining kitchen with integrated appliances & separate utility room
- Cloakroom/Downstairs WC
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Extensive loft which is fully boarded, ideal for storage space
- Stunning private rear gardens
- Off road parking
- External garden room with hot tub, sauna & shower

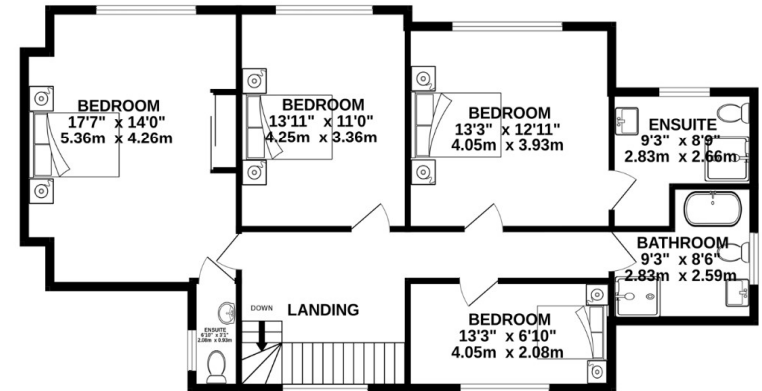
Postcode – CW4 8JE
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band G
EPC - TBC



GROUND FLOOR
1476 sq.ft. (137.1 sq.m.) approx.



1ST FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 2437 sq.ft. (226.4 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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