



10 Mallard Close

**Knutsford,
WA16 8ES**

£425,000

ESTATE AGENCY



3 Bedrooms | 1 Modern Family Bathroom

**Driveway & Garage with Approved Planning
Permission for Conversion**

Quiet & Sought-After Cul-De-Sac

**Open-Plan Kitchen/Diner with Integrated
Appliances**

Landscaped Front & Rear Gardens

**A Stone's Throw from Tatton Park | 7-Minute
Walk to Knutsford Town Centre**



Tucked away on the peaceful and highly desirable Mallard Close, this beautifully presented three-bedroom home offers a rare blend of quiet cul-de-sac living with outstanding convenience. Just steps from the entrance to Tatton Park and a short stroll into the vibrant heart of Knutsford, this home delivers both lifestyle and location in equal measure.

Inside, the ground floor opens with a bright entrance hall leading to a spacious open-plan living, dining, and integrated kitchen area. Finished to a high standard with modern décor, this inviting space flows seamlessly through double doors onto a smartly landscaped rear garden with patio and lawn.

Upstairs, the property offers three bedrooms. The master bedroom features full-length mirrored wardrobes and overlooks the front westerly facing garden. A second generous double bedroom and a versatile third bedroom (ideal as a study or nursery) all served by a modern family bathroom with contemporary fittings.

Externally there is a private driveway and single garage to the front of the property together with a mature front garden providing colour all year round. Planning permission has been approved for a thoughtfully designed extension, together with the conversion of the existing single garage into additional living space and option to add a shower room/WC — ideal for a studio or further living space. The plans also allow for the addition of an enclosed front porch.

Room dimensions

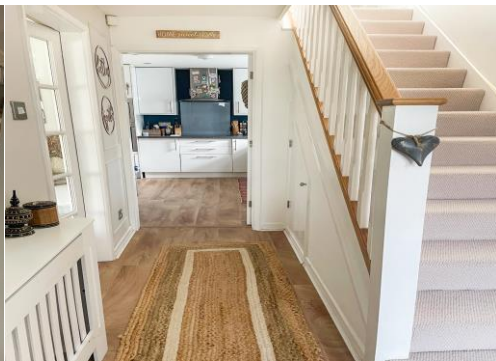
Please see the floor plan.

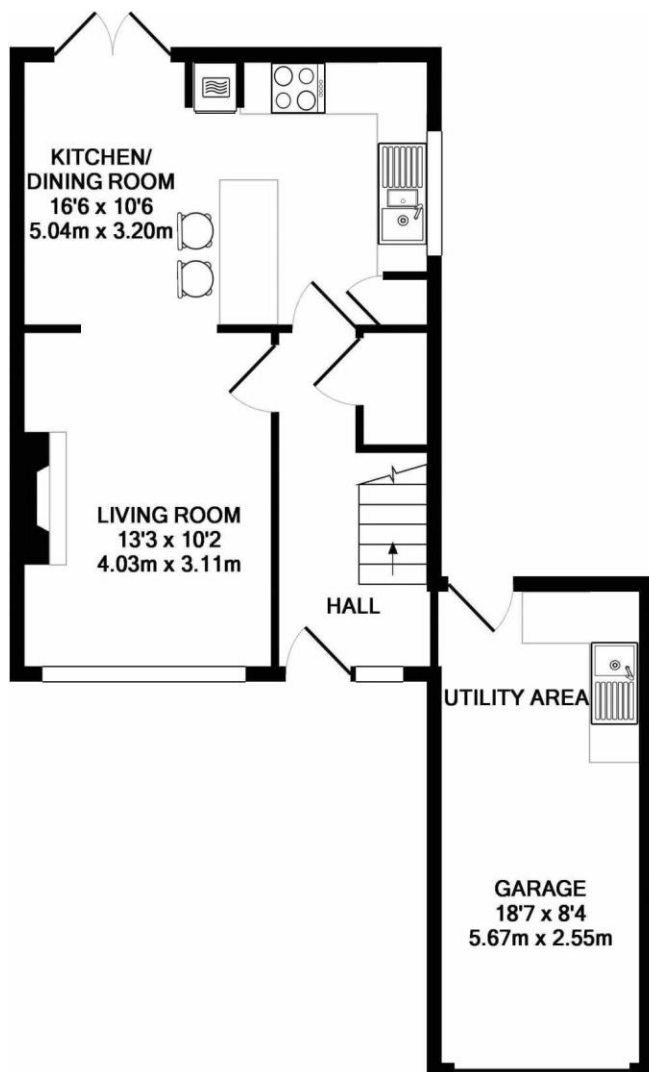
Services

Mains gas, electric, water and drainage. Double glazing throughout. EPC to follow.

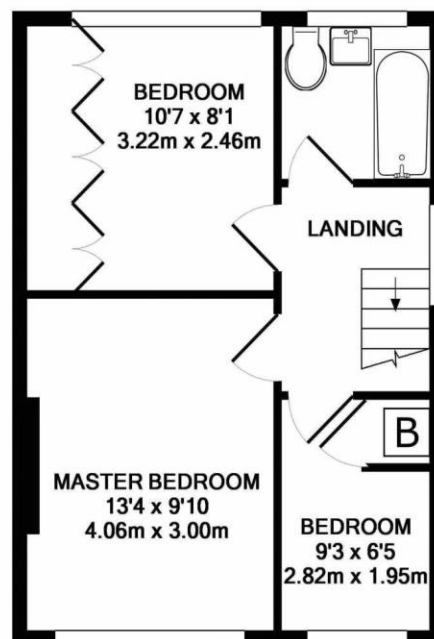
Property tenure: Leasehold (945 years remaining)
Council tax band C

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GROUND FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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