



Fabulous Detached Bungalow

Generous Open Plan Dining Kitchen

Shower Room & Bathroom

Spacious Lounge & Conservatory

Three Bedrooms

Enviably Extensive Private Plot



Introduction

A rare, and fabulous opportunity to purchase this deceptively spacious most individual detached bungalow with three bedrooms, set on a most enviable plot. Set back from the road with an attractive established front garden to keep, not only the bungalow extremely private, but provides an extensive central driveway to deliver excellent private parking. The extensive rear garden being worthy of note, not only enjoying some beautiful ornamental shrubs and trees, but enjoying the privacy of not being overlooked. The tour start with the entrance vestibule, perfect for shoes and coats. The spacious L-shaped hallway gives access to all rooms. The lounge enjoys a triple aspect, a lovely room which leads to the conservatory, which enjoys the best views over the garden. The spacious open plan dining kitchen sits to the rear aspect with a well planned kitchen area and spacious dining area, again to enjoy the view over the garden. Two generous double bedrooms are located to the front aspect both boasting built in wardrobes, whilst the third bedroom would be an ideal home office or nursery. The accommodation is completed with a three piece family bathroom and a second three piece shower room. Externally: The central sweeping driveway leads to the attached garage situated to one side, with established gardens to both sides of the driveway. The rear garden is perfect for the keen gardener or growing family, with a sizeable, paved patio leading to the extensive lawn area with thoughtfully planted herbaceous shrubs, set around the garden. Viewing is extremely recommended to appreciate the location, plot and sizeable accommodation.

This lovely bungalow is offered for sale with "No Seller Chain Involved"

EPC Rating D

Council Tax band – E – Cheshire East

Tenure – Freehold

ACCOMMODATION

Entrance Vestibule

Georgian style door with matching side panel leads to the vestibule, ideal space for shoes and coats. Completed with tiled flooring and door to hallway.

Hallway

A most welcoming start to the tour, the L-shaped hallway gives access to all rooms, along with double doors to a built in storage cupboard and separate airing cupboard. Completed with glass panel wall to one side.

Lounge 14' 3" x 12' 5" (4.34m x 3.78m)

A lovely triple aspect room with bay window to the front aspect, providing a view over the garden, twin windows to the side and double French style doors opening to the conservatory, all allowing natural light to fill the room. The exposed brick fire surround is home to the open fire and gives the room a nice focal point. The lounge is completed with double sliding doors to the dining kitchen and door to hall.

Conservatory 9' 2" x 8' 7" (2.79m x 2.61m)

Of half brick base construction with window to three aspects, this is the perfect place to sit and enjoy the view over the rear garden. Double French doors open to give access to the extensive paved patio. A versatile room ideal as formal dining or a more relaxed living space. Completed with attractive tiled effect flooring and wall mounted electric heater perfect for all year-round use.

Open Plan Dining Kitchen 8' 9" x 19' 7" (2.66m x 5.96m)

The generous sized dining kitchen is perfect for less formal dining along with enjoying a view over the fabulous rear garden. The kitchen area delivers an extensive range of light oak effect wall, drawer and base units, to deliver storage in abundance. Contrasting work-surface flows round to provide excellent preparation space and home to the inset one and a half single drainer sink unit with chrome mixer tapware. The AEG integrated electric oven sits below the four ring electric hob which is completed with chimney style extractor over. Two Georgian glassed style windows overlook the rear garden, whilst a Georgian glass style doors opens giving access to the rear garden, and all allowing natural light to fill the space. The kitchen/dining room is completed with ample space for free standing dining table, door to hallway and double doors to lounge.

Master Bedroom

10' 4" x 9' 1" To front of wardrobe (3.15m x 2.77m)

Located to the front aspect are the two double bedrooms. The main bedroom, with bay window and a bank of wardrobes set to one wall, delivering excellent hanging rail space and shelving.

Bedroom Two

11' 1" To front of wardrobe x 10' 5" (3.38m x 3.17m)

The second generous double bedroom is also located to the front aspect with bay window and a bank of wardrobes set to one wall, delivering excellent hanging rail space and shelving.

Bedroom Three/Home Office

6' 6" x 6' 4" (1.98m x 1.93m)

A versatile third bedroom, ideal home office, hobby or nursery room, located to the side aspect.

Family Bathroom

A spacious bathroom delivering a matching three piece suite to comprise: Paneled bath with chrome mixer tapware, low level WC and pedestal hand wash basin with chrome mixer tapware.

Shower Room

A separate shower room delivers a matching three piece suite to comprise: Square step in shower unit with mains mixer shower and attractive tiling, low level WC and corner pedestal hand wash basin with chrome mixer tapware.

Externally

Front Aspect

Set back from the road with a sweeping driveway delivering ample private off road parking, which in turn leads to the attached garage. The enviable front garden keeps the bungalow extremely private with lawn areas set to both sides of the driveway and an array of inset trees and shrubs.



Garage

18' 6" x 9' 0" (5.63m x 2.74m)

The main up and over door gives front access, whilst a courtesy door is accessed from the rear patio. Completed with light and power, along with being home to the gas central heating boiler.

Rear Garden

Perfect for the growing family and keen gardener alike. This sizable extremely private garden provides two substantial paved patios, perfect to sit and enjoy this lovely space. Mainly laid to lawn with a selection of established ornamental trees and shrubs, give points of interest.

Tenure

We have been informed the property is Freehold Correct at the time of listing and subject to change.

We recommend you check these details with your Solicitor/Conveyancer.



Location

Goostrey village is set between Holmes Chapel and Knutsford town. Surrounded by some of Cheshire's finest countryside, giving you a lovely semi-rural feel. Strong community links support local clubs and societies along with the Goostrey Rose Festival. The village caters for every day amenities with a post office, newsagent, mini market, off-licence, chemist and coffee shop. Two public houses offer good snacks and evening meals. Goostrey primary school produces excellent results year on year. Higher education is available at the outstanding Holmes Chapel comprehensive school. The railway station lies on the outskirts of the village and with a regular time table to Manchester Piccadilly and main line Crewe. For the commuter access to the nearby Northwest motorway network is easily available at Holmes Chapel, junction 18 and Knutsford junction 19 of the M6 motorway. Manchester International Airport is also within easy reach.



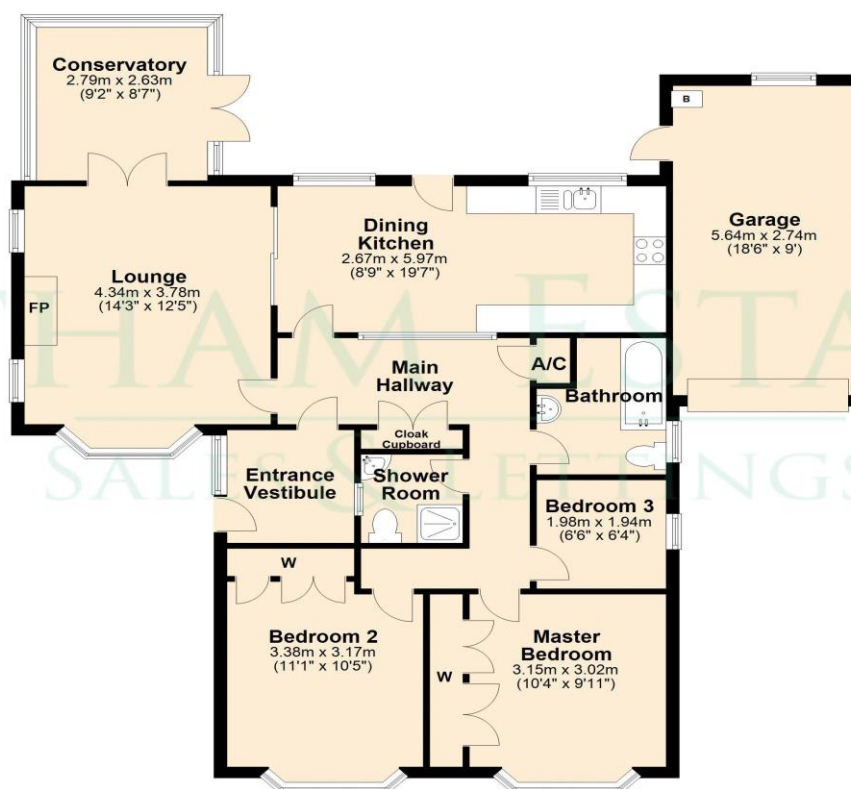
Directions

From our office 16 The Square, Holmes Chapel, CW4 7AB, travel to the mini roundabouts proceed straight ahead along the A50 Knutsford Road. Continue through Cranage village, then take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue into Goostrey village, past the main shops in the direction of the train station. The bungalow and private driveway can be found on the left-hand side, shortly after the church. Post Code: CW4 8PJ

Viewing strictly by Appointment



Floor Plan



All Measurements are approximate. Not to scale. Created for illustrated purposes only Created on PlanUp 2016 for Latham Estates Sales & Lettings
Plan produced using PlanUp.

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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.