



Most Attractive Individual Property

Beautifully Presented

Garage and Ample Private Parking

Two/Three Reception Rooms

Four Double Bedrooms

South Facing Rear Garden



Introduction

A most attractive, individual deceptively spacious detached four-bedroom family home. Having been thoughtfully extended, remodelled, and modernised to a fabulous standard by the current owners, designed for today's modern living. Improvements to name but a few include an eye-catching stunning kitchen, outstanding bathroom, and master suite with stylish en-suite shower room. The property enjoys an extremely enviable plot, on a non-estate location, situated within the heart of the sought after Cheshire village of Goostrey, with a south facing rear private garden. The property tour starts with a most welcoming hallway with attractive wood effect flooring which continues throughout the ground floor, whilst access is given to all ground floor rooms, including a spacious cloakroom and useful storage cupboard. The heart of any home is the kitchen, this will not disappoint, with double oak doors opening to the superb open plan kitchen, dining and family area which occupies the sunny rear aspect overlooking the attractive south facing private rear garden. A highlight of the ground floor is the stunning, bright open plan kitchen, delivering an extensive range of navy shaker style units with several quality integrated appliances whilst contrasting work surface flow round to deliver ample preparation space and a feature central island complete with a wine cooler. The kitchen also provides access through to the hidden utility room.

This remarkable space sits seamlessly to dining area and family area. Ample natural light fills the room with double French style doors opening to the garden. A separate spacious lounge sits to the front aspect, perfect for cosy evenings. Currently used as a fifth bedroom is a further versatile reception room, ideal annex area if required as a three-piece shower room is located nearby which completes the ground floor accommodation. The first-floor landing flows round with eye-catching shapes giving access to the four double bedrooms, along with access to two generous eaves storage cupboards. The master bedroom is located to the rear aspect and boasts an impressive three-piece en-suite shower room and a separate dressing area, whilst three further double bedrooms are serviced by the sizeable stunning four-piece family bathroom. Externally: The property is set back in the plot, with a sizeable block paved driveway providing ample private off-road parking and leads to the attached garage and main entrance with a well-established garden to the right-hand side. The private south facing rear garden is perfect for the keen gardener or growing family alike, providing a central generous lawn area with thoughtfully planted herbaceous shrubs surrounding, the large, paved patio area delivers the perfect area to enjoy Alfresco dining, ideal for summer entertaining. Viewing is extremely recommended to appreciate the location, plot, and sizeable accommodation on offer.

EPC Rating D

Council Tax Band F - Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Hallway

A welcoming entrance hallway with attractive wood effect flooring and a pretty angled bay window to the front, allowing ample natural light to fill the space. The L-shaped hallway gives access most ground floor rooms with a sizeable cloakroom and useful storage cupboard whilst stairs ascend to the first floor.

Open Plan Dining Kitchen / Family Room 17' 3" x 32' 11" (5.25m x 10.03m)

Perfect for today's modern living this superb open plan living to include a family room, stunning kitchen and dining area which occupies the rear aspect of the property.

Kitchen Area

The beautiful well planned kitchen area provides an extensive range of navy shaker style wall, drawer and base level units with contrasting butcher block effect work surface flowing round to provide ample preparation space, incorporating a central breakfast island home to a smart wine cooler and the inset one and a half single drainer sink unit with swan neck mixer tapware. Integral appliances include double mid-level fan assisted Lamona oven and grill, five ring Lamona electric hob with smart extractor over, larder style fridge and separate larder freezer, and an integrated dishwasher. This stunning kitchen is completed with inset ceiling spotlights, and continuation of the smart attractive wood effect flooring, stylish vertical radiators and access to the utility room.

Dining Area/Family Area

Sitting seamlessly open plan to the kitchen, this wonderful space gives ample room for dining furniture and family area. This lovely space is completed with a further chic vertical radiator, continuation of the attractive wood effect flooring and French style doors opening to the south facing rear garden.

Utility Room 8' 6" x 8' 2" (2.59m x 2.49m)

The hidden away utility is fitted with a range of units and contrasting work surface housing a single drainer sink unit with mixer tapware complete with a four-ring gas hob and electric oven below with ample space for white goods. The utility room is completed with a door to the side aspect.

Lounge 14' 3" x 11' 10" (4.34m x 3.60m)

Located to the front aspect, enjoying a view over the well-established front garden is the good size bright, generous lounge. Perfect for cosy evenings.

Home Office / Bedroom Five 8' 10" x 10' 8" (2.69m x 3.25m)

A most versatile, bright room located to the front aspect currently being used as a fifth double bedroom, perfect for home office or playroom.

Shower Room 10' 9" max x 7' 3" max (3.27m x 2.21m)

Fitted with a three-piece suite comprising of a wet walk-in shower with mains mixer, pedestal wash hand basin with chrome mixer tapware and a low-level WC. Completed with part tiles walls.

First Floor

First Floor Landing

A bright, interesting spacious landing giving access to all four double bedrooms. Completed with access to two useful eaves storage giving ample storage space.

Master Bedroom 11' 8" x 12' 3" (3.55m x 3.73m)

A fabulous size, starting with a dressing area which delivers ample space for wardrobes or dressing table if required, flowing through to the bedroom which enjoys a view over the rear garden along with giving access to the en-suite shower room.

En-Suite Shower Room

A stylish en-suite three-piece shower room comprising: Double width walk in shower boasting dual head mains mixer showers one fixed rainfall style, the second a traditional riser shower, low level WC and contemporary vanity style unit home to the hand wash basin with chrome mixer tapware and tiled splashback. Completed with a heated towel rail, and a contemporary skylight allowing natural light to flow through.

Bedroom Two 14' 3" x 12' 6" (4.34m x 3.81m)

The second generous double bedroom is located to the front aspect with ample space for freestanding furniture.

Bedroom Three 12' 5" max x 12' 6" max (3.78m x 3.81m)

Overlooking the rear garden, a lovely third double bedroom. Completed with useful eaves storage.

Bedroom Four 9' 4" max x 19' 4" max (2.84m x 5.89m)

A fabulous sized fourth double bedroom located to the front aspect with restricted headroom.



Family Bathroom 8' 7" x 6' 9" (2.61m x 2.06m)

An impressive four-piece bathroom fitted with a matching white suite comprising: Panelled bath with chrome mixer tapware and tiled alcove with lighting above, quadrant shower unit boasting dual head mains mixer showers one fixed rainfall style, the second a traditional riser shower, hidden cistern low level WC and vanity style unit home to the hand wash basin with chrome mixer tapware with a smart vanity mirror above. This stunning room is completed with a heated towel rail, complimentary striking grey tiled walls and contrasting stylish flooring.

Front Aspect

Set back on the generous plot with a block paved driveway delivering ample private off road parking, which in turn leads to the attached garage and main entrance. The enviable front garden offers a degree of privacy with a large lawn area to one side, with an array of inset trees and shrubs. A pathway gives access to the gated side aspect which provides a further patio courtyard area.

Garage

A remote-controlled electric entrance door. Light, power points and home to gas central heating boiler. Two courtesy doors give access to the garden and entrance hallway.

Rear Garden

A sizeable garden, mostly laid to lawn with a patio area providing the ideal area to sit and enjoy the garden with Alfresco dining, with a pathway continuing round to the side access and further secluded patio courtyard area. The south facing rear garden is ideal for the keen gardener, or growing family, offering a high degree of privacy with a selection of herbaceous shrubs and trees to the back and side aspect.



Location

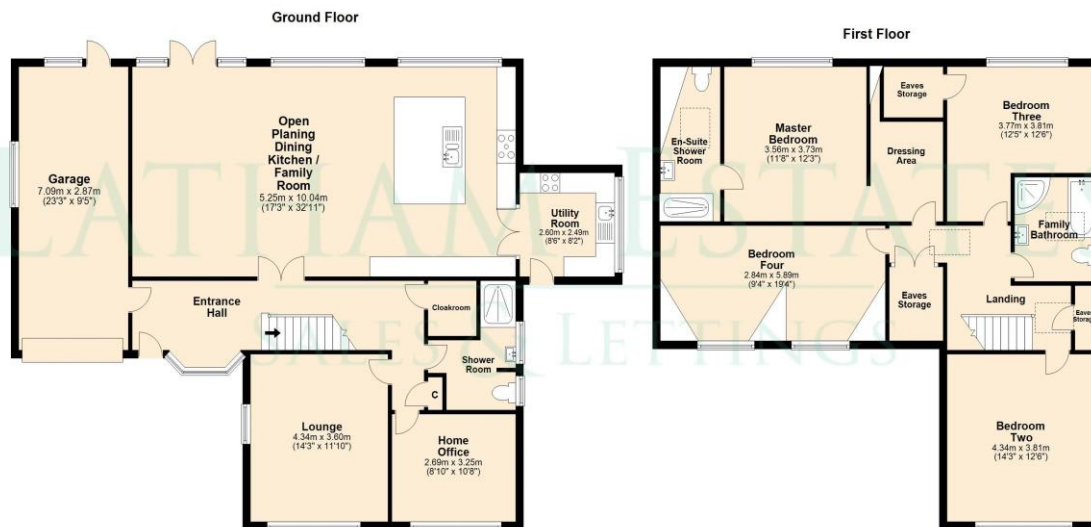
Goostrey village is set between Holmes Chapel and Knutsford town. Surrounded by some of Cheshire's finest countryside, giving you a lovely semi-rural feel. Strong community links support local clubs and societies along with the Goostrey Rose Festival. The village caters for every day amenities with a 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.

Tenure

We have been informed the property is Freehold.
Correct at the time of listing.
We recommend you check these details with your
Solicitor/Conveyancer

Directions

From our office at 16 The Square, Holmes Chapel, CW4 7AB, travel north to the mini roundabouts and proceed straight ahead, continuing along the A50 (Knutsford Road). Upon entering Cranage, take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue into Goostrey. Upon entering the village, the property can be found on the right-hand side. Post Code: CW4 8LL. Viewing Strictly by appointment.



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

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

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.