



Attractive Double Fronted Detached Property

Stylish Kitchen with Breakfast Room

Master & Guest Bedrooms with En-suites

Three Bright Spacious Reception Rooms

Four Generous Bedrooms

South Westerly Facing Rear Garden



Introduction

A Most Attractive Double-Fronted Detached Family Home. Situated in the highly sought-after semi-rural village of Goostrey, this stunning four-bedroom detached home offers exceptional living space and a superb setting. Built by Egerton Estates in 2002, it is part of an exclusive collection of just nine properties within a charming, well-maintained cul-de-sac. Viewing is essential to appreciate the space, quality, and warmth of this beautiful family home. A welcoming canopied entrance porch leads into a spacious and inviting hallway, providing access to the majority of the ground floor rooms. The bright, spacious lounge is positioned at the rear, this elegant living space features French doors that open onto the south-westerly facing rear garden, flooding the room with natural light. A versatile second reception Room is ideal as a formal dining room or family room, offering flexible living options. A bright and adaptable front-facing room home office/study is perfect for remote working, hobbies, or a children's playroom. The open plan kitchen to breakfast room, overlooks the rear garden. The kitchen delivers an array of stylish white units, providing storage in abundance. The open-plan breakfast area offers a delightful space to enjoy the south-westerly facing garden views. The ground floor is completed with a separate utility room, cloakroom/WC, and walk-in under-stairs storage. A half-galleried landing leads to four well-proportioned bedrooms and a stylish family bathroom. The spacious master bedroom, complete with a built-in wardrobe and a modern en-suite shower room is situated to the front aspect. The guest bedroom is a generous double room, also benefitting from a smart en-suite shower room. Two further generous bedrooms are located to the rear aspect, both enjoying lovely garden and countryside views. The first floor is completed with a smart four-piece suite family bathroom, offering both a bath and a separate shower unit. Externally: The front aspect of this pretty house provides block paved private driveway which in turn leads to the attached garage, lawned garden and paved access to the rear aspect. The south westerly facing rear garden provides central lawn area, ideal for the young family with herbaceous shrubs providing lovely colour, two patio areas deliver the perfect place to enjoy summer "Alfresco" dining. This charming and spacious family home offers a wonderful lifestyle in the heart of Goostrey, with excellent local amenities, countryside walks, and strong transport links nearby.

Awaiting EPC

Council Tax band – F Cheshire East

Tenure - Freehold

NB: There has also been planning permission granted for a superb, single storey extension to the rear of the property allowing for a spacious, open plan kitchen, dining, family room. Application No (23/1160C) Cheshire East.

ACCOMMODATION

Property Entrance

An inviting open entrance storm porch with a tiled pitched roof and timber pillars leads to the main front entrance door, complemented by an exterior light.

Hallway

A most welcoming spacious hallway where balustrade stairs ascend to the first floor, with a useful under stairs storage cupboard. Stylish oak doors open to the main reception rooms and cloakroom, the inviting dining room sits open plan to the hall. Completed with eye-catching flooring flowing through.

Dining Room 12' 10" x 10' 9" (3.91m x 3.27m)

A most versatile room situated to the front aspect, ideal for formal dining or family room. Sitting open plan to the main hallway with the continuation of the smart flooring, a great space for entertaining.

Study 7' 4" x 12' 3" (2.23m x 3.73m)

A super home office perfect for today's remote working, located to the front aspect with ample space for furniture, completed with the eye-catching flooring.

Sitting Room 18' 7" x 12' 3" (5.66m x 3.73m)

Located to the rear aspect is the spacious, bright and airy sitting room, with French style doors opening onto the rear patio and garden beyond, along with twin windows to the side aspect, this lovely space is filled with natural light. The attractive central feature fireplace with stone effect surround, matching inset and hearth housing coal effect living gas flame fire gives the room a main focal point. Completed with the continuation of the stylish flooring.

Breakfast Room 12' 5" x 7' 11" Maximum (3.78m x 2.41m)

A charming space to relax and take in the view of the south-west facing garden. Built of half brick construction and double glazed windows over, along with French doors leading to rear patio and garden beyond. Complimented by the continuation of slate tiled flooring.

Kitchen 12' 6" x 9' 11" (3.81m x 3.02m)

A bright well-planned kitchen offering an extensive range of white "Shaker" style matching wall, drawer and base units, to provide storage in abundance. Contrasting work surface flows round to provide plentiful preparation space with inset one and a half single drainer sink unit with chrome swan neck mixer tapware, sitting below the window overlooking the rear garden. The free-standing De-Dietrich five ring range cooker with two electric ovens, takes centre stage, perfect for the keen chef! Brushed chrome splash back leads to the De-Dietrich double width chimney extractor hood over. Integrated appliances comprise: Larder style fridge, integrated dishwasher, under unit freezer and mid-level built in Neff microwave. Completed with stylish slate style tiled flooring flowing through to the breakfast room and utility.

Cloakroom/WC

The modern matching two-piece suite comprises: Pedestal hand wash basin with chrome mixer tapware and low level WC. The cloakroom is completed with stylish half panelled walls to dado height, completed with neutral tiled flooring

Utility Room 5' 1" x 5' 10" (1.55m x 1.78m)

The base unit, matching the main kitchen, to provide further storage, with contrasting work surface over, space for both washing machine and dryer. Inset single drainer sink unit with mixer tap ware. Home to wall mounted Potterton gas central heating boiler. Completed with the continuation of slate style tiled.

First Floor Part Galleried Landing

Most impressive landing with balustrade flowing round to all bedrooms, natural light fills the space via the window to the rear aspect.

Master Bedroom 14' 3" x 12' 3" (4.34m x 3.73m)

The generous main bedroom is located to the front aspect, double doors open to reveal a built-in wardrobe with plentiful hanging rail space and shelving. Completed with door to en-suite.



Master En-Suite Shower Room

Modern white three-piece suite comprising: Double width walk in shower unit with mains mixer shower, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with complimentary part tiled walls and contrasting tiled flooring.

Guest Bedroom 11' 3" x 10' 11" (3.43m x 3.32m)

A further double bedroom located to the front aspect with full three piece en-suite shower room facilities.

Guest En-Suite Shower Room

Modern matching white three-piece suite comprising: Double width walk in shower unit with mains mixer shower, low level WC and pedestal hand wash basin. Complimented with part tiled walls and contrasting tiled flooring.

Bedroom Three 13' 2" x 8' 10" (4.01m x 2.69m)

A third double bedroom being located to the rear aspect, enjoying a view over the garden and countryside beyond.

Bedroom Four 7' 9" x 12' 3" (2.36m x 3.73m)

A good size single bedroom located to the rear aspect, double doors open to the airing cupboard, housing hot water system with shelving over, enjoying a view over the rear garden and countryside beyond.

Family Bathroom 6' 5" x 10' 11" (1.95m x 3.32m)

An exceptional size bathroom, providing a modern matching four-piece suite comprising: Panelled bath with chrome mixer tapware, pedestal hand wash basin with chrome mixer tapware, low level WC and double step in shower unit housing mains mixer shower. Complimented with part tiled walls and contrasting tiled flooring.

Externally

The block paved driveway provides ample private off-road parking which in turn leads to the attached garage. Paved pathway leads to front entrance and continues to the gated side entrance. The garden is mainly laid to lawn with well stocked herbaceous flowerbeds. The generous south westerly facing rear garden delivers something for everyone, perfect for the growing family and keen gardener alike. The paved seating areas are perfect to catch the sun, one paved patio is located off the dining conservatory, perfect for summer dining, with a further patio set in the lawned area. A variety of herbaceous shrubs and flower beds provide lovely colour, located to the bottom of the garden is the useful garden store.

Garage 17' 11" x 8' 8" (5.46m x 2.64m)

Up and over main entrance door, the garage provides light and power along with courtesy door giving access to the rear a garden.



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Application No (23/1160C) Cheshire East.



Directions

From our office travel North, in the direction of Knutsford (A50). Take the second right sign posted for Goostrey. Continue along Main Road to the centre of Goostrey village, at the Goostrey village green turn right onto Fieldside Close, where the property is situated on your right hand side, clearly visible by our Latham Estates for sale board. Post Code: CW4 8GD.

Viewing Strictly by Appointment

Tenure

We have been informed the property is Freehold
Correct at the time of listing.

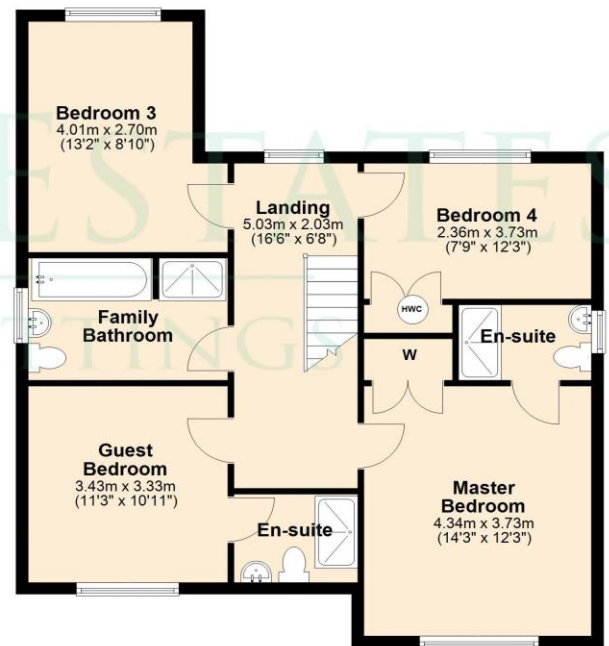
We recommend you check these details with your Solicitor/Conveyancer



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
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.