

Blackberry Gardens
Goostrey
Guide Price £750,000



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.

INTRODUCTION

A Stunning Five-Bedroom Detached House in Goostrey, nestled in a sought-after cul-de-sac in the heart of the picturesque Cheshire village of Goostrey, this exquisite five-bedroom detached house, built by Bloor Homes, offers an impressive 2,200 square feet of thoughtfully designed living space. The property blends modern luxury with timeless elegance, providing a perfect home for a growing family or those looking to enjoy a peaceful village lifestyle with all the benefits of contemporary living. As you enter, a spacious, welcoming hallway leads the way to most of the ground-floor rooms. To the front of the house, a beautifully designed home office awaits, complete with bespoke built-in furniture and a large bay window that fills the room with natural light, making it the ideal space for productivity or study. Moving through, the formal lounge offers a comfortable, stylish retreat, with French doors opening out onto the private rear patio area, a wonderful feature for those who love to entertain or simply enjoy the outdoors in peace. The heart of this home is undoubtedly the stunning open plan dining kitchen, family area, which offers an abundance of space and light. The kitchen is a true showstopper, with sleek dark grey units and sparkling granite countertops that flow seamlessly around and carry on to the central breakfast bar island. Fully equipped with high end appliances, including a Siemens double oven, electric hob, chimney-style extractor fan, integral dishwasher, and a larder style fridge-freezer, the kitchen is both functional and visually striking. The elegant, tiled floors flow throughout most of the ground floor, adding to the sense of continuity and space. French doors from the family area lead directly to the rear garden, making indoor, outdoor living effortless. The ground floor continues to impress with a utility room and a convenient WC. A substantial second reception room, currently used as a family room, provides endless possibilities as a playroom, hobby space, or home cinema. The first floor part gallery landing sweeps around to give access to all five bedrooms. The master bedroom is a true retreat, offering a private hallway that leads to an expansive space with a wall of mirror-fronted wardrobes, providing ample storage. The room also benefits from a luxurious four-piece en-suite bathroom, offering the perfect place to unwind. The guest room features its own fitted wardrobes and a stylish three-piece en-suite shower room, providing ultimate comfort for visitors or family members. Three additional bedrooms are served by a beautifully appointed four-piece family bathroom, ensuring convenience and comfort for the whole family. Externally: The property offers a private driveway with ample off-road parking, alongside an integral double garage that provides additional storage or parking space. To the rear, the garden offers both privacy and space, with a generous patio area perfect for summer dining or simply relaxing in the sunshine. The lawned area is surrounded by panel fencing, adding to the sense of seclusion and tranquillity. This property truly offers a lifestyle of luxury, space, and privacy in a peaceful village setting, making it an opportunity not to be missed. Viewing is highly recommended to fully appreciate the stunning accommodation on offer.

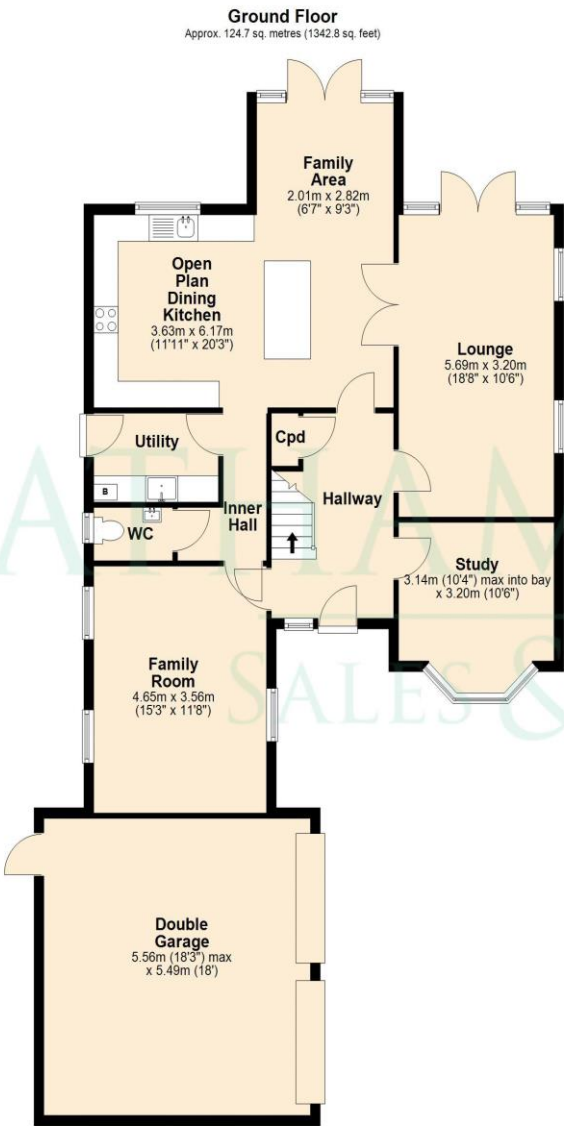
EPC Rating - B

Council Tax Band - G - Cheshire West & Chester

Tenure - Freehold with a maintenance Charge

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). Take the right hand turn into Goostrey lane (sign posted Goostrey) travel along. Upon reaching the 30-mile speed limit, take the first left into New Platt Lane. Travel down New Platt Lane, where the entrance to the development can be found on the right-hand side. Continue along Blackberry Gardens Road, then take the right hand turn into the entrance to the cul-de-sac and mews properties. This property can be found on your left hand-side. The parking is located to the rear of the properties. Post Code: CW4 8FU Viewing Strictly by appointment.



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

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.

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