



**GASCOIGNE  
HALMAN**

1 BURNT ACRE, CHELFORD

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THE AREAS LEADING ESTATE AGENT





## 1 BURNT ACRE, CHELFORD

**A three bedroom detached bungalow extended and refurbished to the highest possible standard, occupying a generous plot in this highly sought-after residential location.**

Chelford is a popular and convenient village lying equidistant between Knutsford, Wilmslow and Alderley Edge. The village itself caters for various day to day shopping needs including a butchers, a florist, a hairdressers, a farm supply shop and a two village stores, a community post office and a popular village pub. There is also a railway station on the Manchester to Crewe line.





## DESCRIPTION

Situated within the sought-after village of Chelford, this exceptional detached bungalow boasts meticulous attention to detail following extension and extensive renovations by its current owners. Offering internal accommodation which seamlessly blends contemporary living with considered design and functionality the property spans 1,239 sqft of living space which is bound to appeal to many.

As you step through the threshold, you are greeted by a generous entrance hall, setting the stage for the accommodation beyond and providing access to all rooms. The principal living area offers open-plan living on a grand scale. The lounge area boasts a vaulted ceiling, feature fireplace and bi-folding doors to the rear garden. The kitchen area is a culinary haven adorned with high-quality integrated appliances, quartz worktops and a feature larder cupboard. A generously proportioned dining area provides the perfect setting for gatherings. A useful utility room leads to the integrated garage (with electric roller door).

The master bedroom suite, is fitted with bespoke fitted wardrobes and benefits from a bay window adorned with integrated shutters enhancing privacy. A beautifully appointed en-suite provides a sanctuary of relaxation. Two additional double bedrooms (one with walk-in wardrobe) and a well-appointed bathroom complete the internal accommodation.

Outside, a generous driveway provides ample parking and access to the garage, while the enclosed rear garden offers a westerly orientation with a Porcelain tiled patio, lawn area, and well stocked borders.

## DIRECTIONS

SAT NAV: SK11 9SS

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East County Council

## TAX BAND

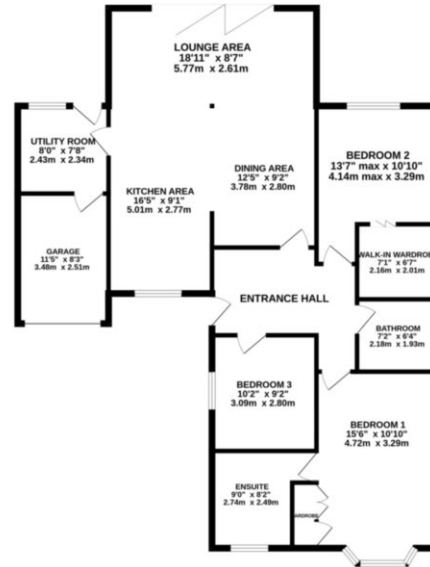
Band: E

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC

GROUND FLOOR  
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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