



**GASCOIGNE
HALMAN**

ASH GROVE, KNUTSFORD

THE AREAS LEADING ESTATE AGENT



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NO CHAIN: An exceptional, beautifully appointed and spacious four bedroom, two bathroom detached bungalow with superb detached brick built garden room/office located within the large southerly facing private rear garden.

This fabulous family sized home is nestled in the corner of a popular cul-de-sac close to good schools and will no doubt appeal to a variety of potential buyers. A welcoming L-shaped hallway with cloaks cupboard provides access into a stunning open plan designed bespoke dining kitchen with Quartz work-surfaces, integrated NEFF appliances, breakfast peninsula and large utility room. This ideal 'day to day' living space overlooks the rear garden and extends into a spacious dual aspect living room, all complemented by a porcelain tiled floor with underfloor heating.

There are four well-proportioned bedrooms, including a dual aspect Principal bedroom with well-appointed En-suite. The remaining bedrooms are served by a 3-piece family bathroom.

Externally there is a good sized driveway. The well-stocked larger than average south facing rear garden offers an excellent degree of privacy, mainly laid to lawn with mature shrubs and a patio with open countryside views beyond. With more people continuing to work from home the need for a detached work space or hobby room/Gym is at a premium, and the detached garden room provides just that!





DIRECTIONS

SAT NAV: WA16 8BB

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Freehold

SERVICES (NOT TESTED)

Main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: F

VIEWING

Viewing strictly by appointment through the Agents.

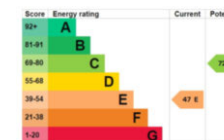
GROUND FLOOR
1398 sq.ft. (129.9 sq.m.) approx.

DETACHED OFFICE
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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