



**GASCOIGNE  
HALMAN**

HAMMAN DRIVE, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT



## HAMMAN DRIVE, KNUTSFORD

Occupying a larger-than-average plot within the highly regarded Parkgate Village development by Bellway, this beautifully presented three-bedroom, two-bathroom detached home offers stylish, contemporary living that will appeal to young and growing families, couples, and first-time buyers alike.

The heart of the home is the light-filled L-shaped dining kitchen, complete with integrated appliances and a spacious living area with French doors that open onto the rear garden - perfect for entertaining or relaxing with family. A separate utility room with external access to the garden ensures stress-free laundry days and easy access with muddy shoes after a relaxing stroll. Two useful storage cupboards also provide practical convenience on the ground floor.

To the front of the home, the dual-aspect formal living room with bespoke shutters offers a peaceful retreat, ideal for welcoming guests or enjoying cosy evenings in. A stylish cloakroom/W.C, thoughtfully positioned by the front door, completes the ground-floor accommodation.

Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles and a third bedroom that is larger than average. The principal bedroom enjoys a sleek en suite shower room and recently fitted wardrobes, while a contemporary three-piece family bathroom serves the remaining rooms.

Outside, the property boasts attractive kerb appeal, and a driveway with an EV charging point extends to a detached garage. The well-tended lawned rear garden caters perfectly for outdoor entertaining, families with children and if required, future extension (subject to relevant permissions).

In summary, a superb opportunity for buyers seeking a turnkey property with scope to personalise or extend over time. Its favourable plot and thoughtful layout combine to offer a sought-after blend of style, space, and potential in a desirable residential location.





## **DIRECTIONS**

SAT NAV: WA16 8FN

## **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)**

All mains 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: D

## **ENERGY PERFORMANCE RATING**

B

## **TOTAL FLOOR AREA**

1043 SQFT approx

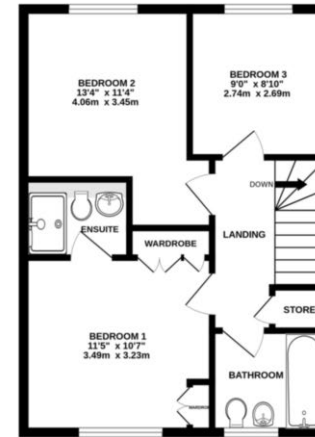
## **VIEWINGS**

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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