



**GASCOIGNE
HALMAN**

FIELD SIDE CLOSE, MOBBERLEY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Field Side Close is an attractive cul-de-sac conveniently positioned near the heart of Mobberley Village, adjoining beautiful conservation land enjoyed by local residents for walking and nature pursuits. Properties here are consistently desirable thanks to their prime location, and this particular home is an exceptional example.

The property has recently undergone a comprehensive and tasteful refurbishment throughout, featuring a modern kitchen, stylish bathroom, and contemporary neutral décor that will appeal strongly to the market. The result is a beautifully presented, immaculate mews home finished to a high standard throughout.

A welcoming entrance hall leads to a convenient downstairs W.C. and an integral garage with handy utility space. The spacious living dining room enjoys generous natural light, a striking fireplace and sliding patio doors opening onto the private rear garden. The impressive kitchen is fitted with stylish matt-grey wall, base, and drawer units, complemented by solid butcher-block work surfaces and a range of integrated appliances.

The first floor offers two well-proportioned double bedrooms, both featuring fitted furniture, along with a third bedroom ideal as a single room or a home office. The exceptional bathroom comprises a contemporary four-piece white suite, including a standalone roll-top bath with claw feet, a large separate shower enclosure, and decorative wood panelling that adds both character and charm.

A plethora of individual touches enhance this lovely home, including bespoke plantation shutters, wall panelling and a modern living flame gas fire. Externally, the well-manicured rear garden features composite decking, creating an excellent patio and entertaining space. To the front, a generous driveway provides off-road parking for several vehicles, complemented by a generous sized covered storm porch.

DIRECTIONS

SAT NAV: WA16 7FA

KNUTSFORD OFFICE

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26 Princess Street, Knutsford, WA16 6BU

LOCATION

Within a short walk of the village, Mobberley is one of the most sought after semi-rural villages, catering for day to day requirements and well located for easy access into Knutsford and Wilmslow town centres. Mobberley itself has its own rail station, providing frequent commuter service to Manchester, together with a number of well known public houses. The nearby town centres however cater for more comprehensive shopping facilities and include a number of larger retail outlets. Excellent educational facilities cater for children of most ages in both the State and Private Sector. For sports person both towns host a Leisure Centre, coupled with private sporting clubs and notable golf courses within easy reach. There are excellent links to the nearby Northwest motorway network and Manchester International Airport.

TENURE

Freehold

SERVICES (NOT TESTED)

All 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: D

ENERGY PERFORMANCE RATING

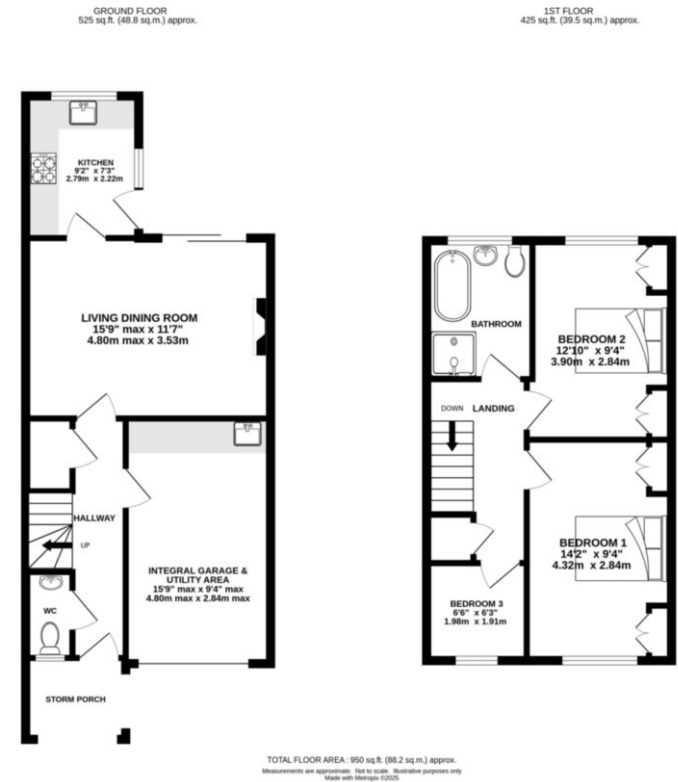
D

TOTAL FLOOR AREA

950 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



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