





## 3 Mere Court

Chelford

A beautifully presented five bedroom detached family residence, with a stunning open plan kitchen area and a large south-west facing rear garden, forming part of a highly sought-after cul-de-sac development in Chelford.

Council Tax band: G

Tenure: Freehold

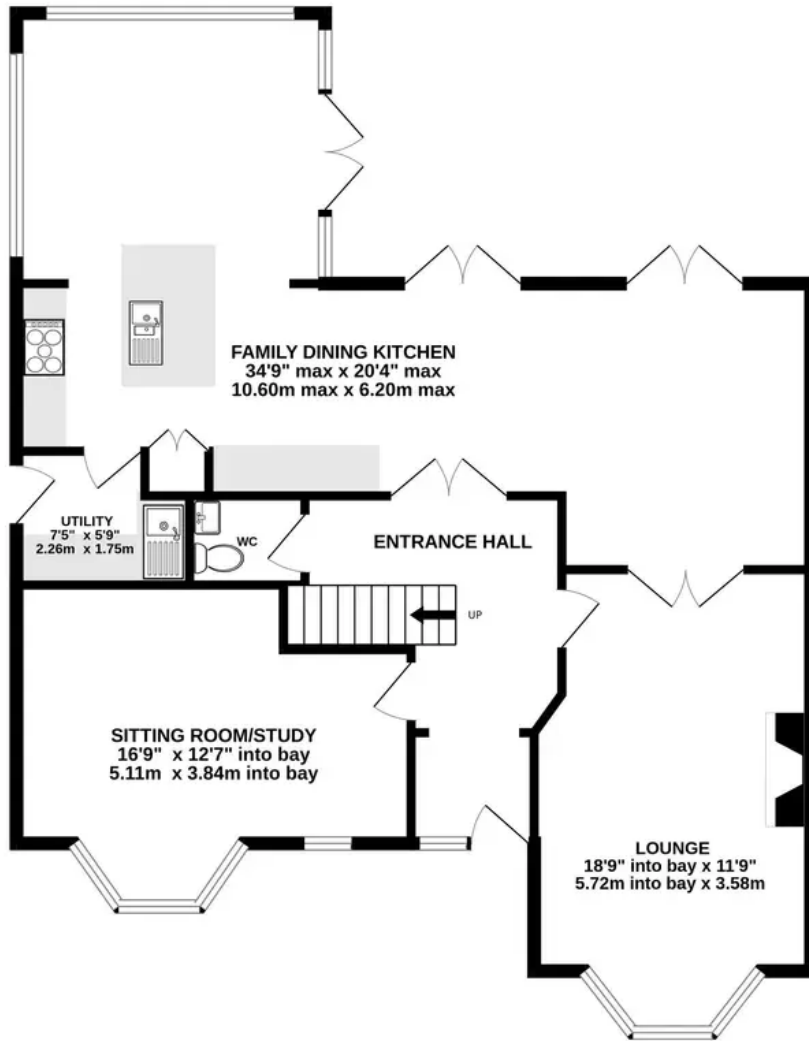
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

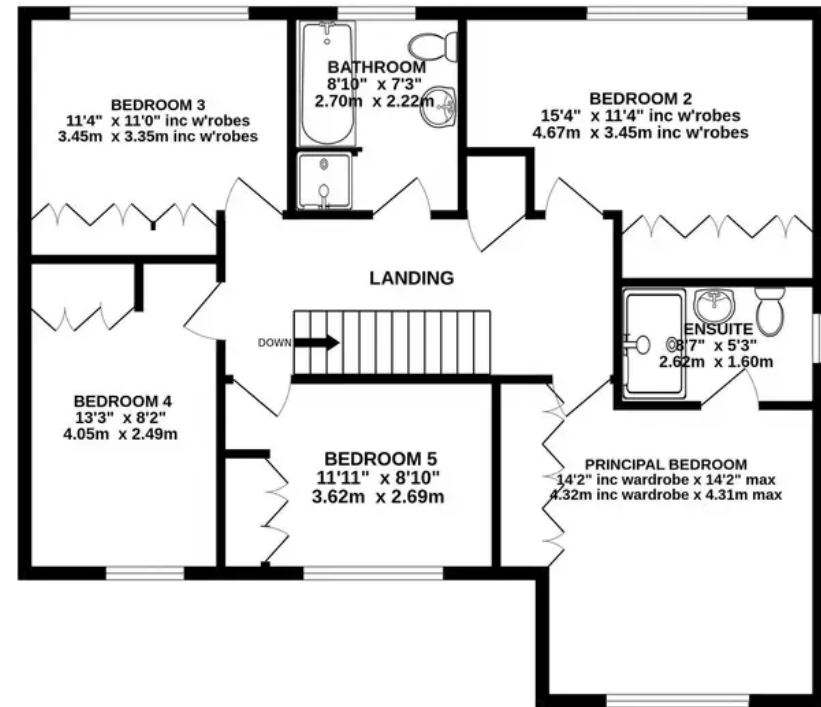
- Highly sought-after Chelford cul-de-sac development
- A small enclave of 12 detached residences
- Five well-balanced bedrooms serviced by two modern bathrooms
- Superb south-westerly facing rear garden
- Driveway parking and detached double garage
- Stunning open plan kitchen and orangery
- Two generous bay-fronted reception rooms
- 10 solar panels
- No onward chain



**GROUND FLOOR**  
1046 sq.ft. (97.2 sq.m.) approx.



**1ST FLOOR**  
874 sq.ft. (81.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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