

Magnolia House

Harrison Drive, Goostrey

A secluded and spacious 4-bed, 2-bath detached family home with modern kitchen, large orangery, study, lounge, and double garage. Large bedrooms, great entertaining rooms and office space on a half-acre plot with ample parking and wrap-around garden for entertaining.

Tenure: Freehold

Council Tax band: F

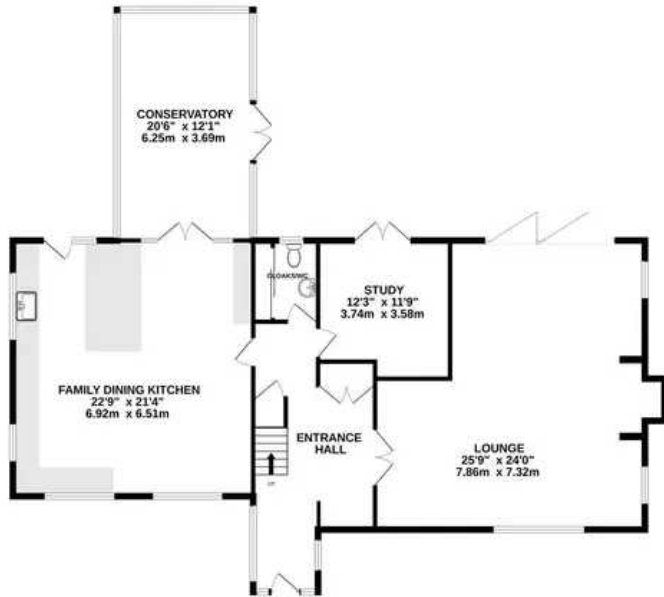
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

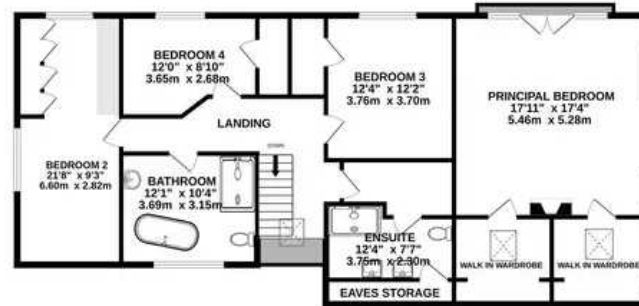
- A detached family residence
- Four bedrooms and two bathrooms
- Sprawling gardens, with double garage and wooden bar
- Quiet and secluded position
- Double garage with adjoining home office or gym



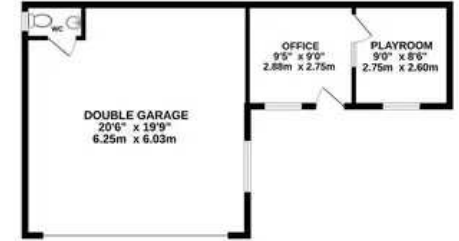
GROUND FLOOR
1662 sq.ft. (154.4 sq.m.) approx.



1ST FLOOR
1326 sq.ft. (123.2 sq.m.) approx.



568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 3556 sq.ft. (330.4 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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