

# 13 Rockford Lodge

Knutsford, Knutsford

An exquisite 4-bed detached house in sought-after cul-de-sac near top schools, town centre. Meticulously refurbished, spacious open-plan living, contemporary design, large rear garden, extensive living space over 2000 sq ft. Rare opportunity in enviable location.

Council Tax band: G

Tenure: Freehold

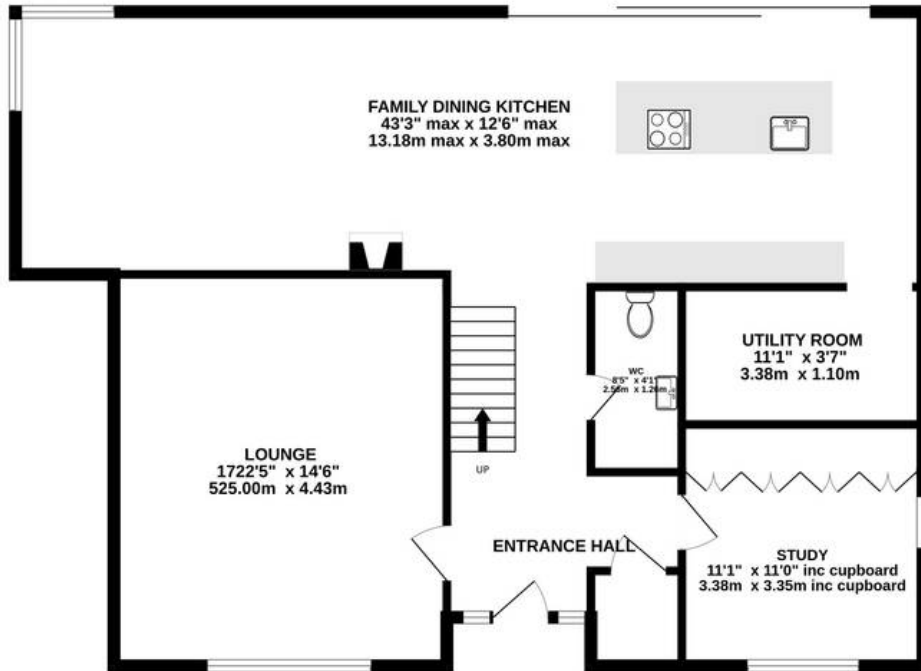
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

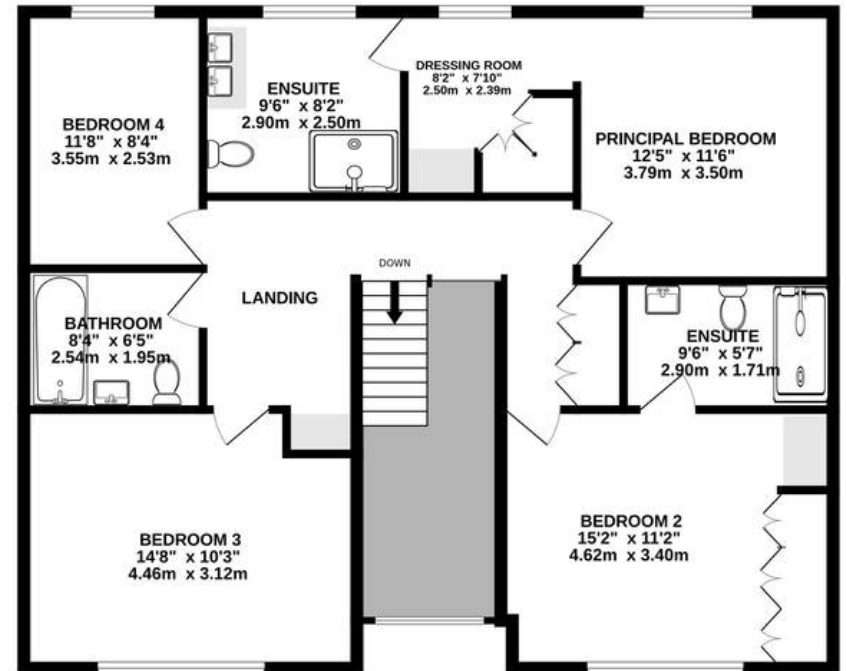
- A stunning extended and refurbished family home
- A highly regarded cul-de-sac near two popular schools and walking distance from the town
- Four double bedrooms and three bathrooms
- Fabulous contemporary open plan living/kitchen/diner
- Two additional reception rooms, utility room and downstairs WC
- Beautifully landscaped and mature rear garden with great privacy, ideal for a growing family
- Zoned underfloor heating throughout entire property



**GROUND FLOOR**  
1124 sq.ft. (104.5 sq.m.) approx.



**1ST FLOOR**  
977 sq.ft. (90.7 sq.m.) approx.

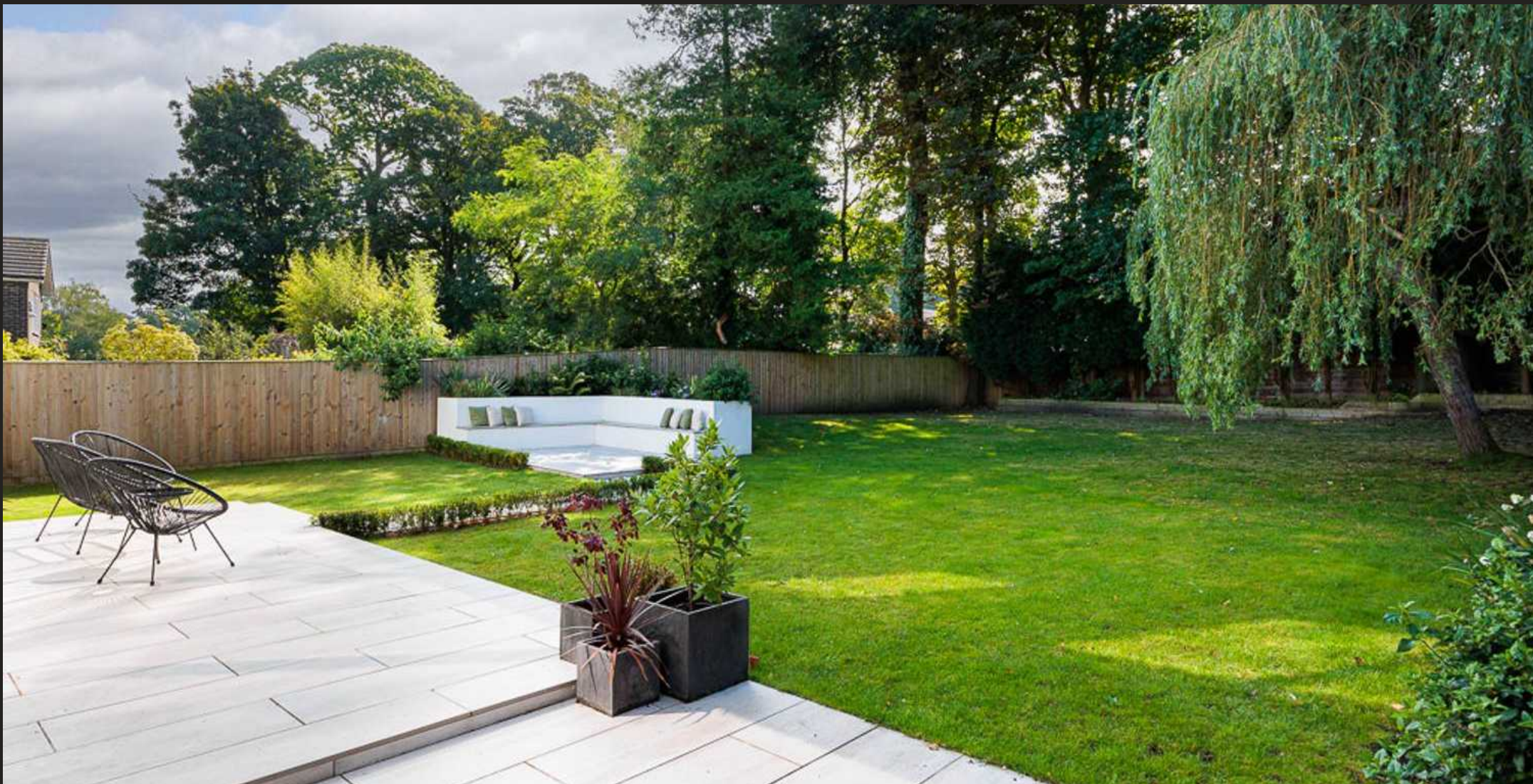


**TOTAL FLOOR AREA : 2101 sq.ft. (195.2 sq.m.) approx.**

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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