



20 Birchwood Drive, Lower Peover

£595,000

Lord &
Porter

The Personal Property Agent

📞 01565 318622

✉️ enquiries@lordandporter.com

🌐 lordandporter.com



20 Birchwood Drive, Lower Peover

An extended detached dormer style house with a large double garage and attractive landscaped gardens occupying a corner plot position within a popular mature development in the heart of Lower Peover, offering versatile accommodation extending to around 1950 square feet including bedrooms and bathrooms on both ground and first floor levels.

The property occupies a corner position and has been significantly extended over the year and yet still offers some potential for further modification or enlargement (subject to obtaining the necessary permission).

Lower Peover is a village in the civil parish of Nether Peover, within the authority of Cheshire West and Chester. The village lies approximately 6 miles east of Northwich and 4 miles south of Knutsford. According to the 2011 census Lower Peover has a population of 415 and the local Primary school was rated as Outstanding in 2013.

There are several goods pubs and restaurants within the village and close by, including the delightful 'Bells of Peover' located next door to the beautiful part timbered St Oswalds Church. There is also a well-supported village shop and post office which is well stocked for day-to-day essentials.





At the centre of the house a wide, light and spacious reception hallway with oak flooring opens into an inner hall with a turning flight oak and glass balustrade staircase leading to the first floor and a contemporary glass wall and door opening into the lounge.

Principally the reception spaces are located at the rear of the house, which include a good-sized living room with a large double glazed picture window overlooking the garden, and two further windows to the rear which sit at either side of a chimney breast housing and open fire.

There is a generous study room or dining room which could also be utilised as a fourth bedroom, with a double glazed window overlooking the rear.

The kitchen breakfast room is located at the far end of the house, boasting a vaulted ceiling and dual aspects to both the front and rear, and sliding patio doors which access out onto the rear garden.



Kitchen is fitted with a matching range of grey coloured contemporary style cabinets with a central island and breakfast bar incorporating an electric induction hob with a flush under mount extractor fan. Integrated appliances also include an electric oven and a microwave oven with a convection grill as well as a dishwasher.

Adjoining the kitchen is a large utility room fitted with matching cabinets and with space and plumbing for both a washing machine and a tumble dryer. There are windows to both side and rear elevations and a double-glazed door leading out to a rear courtyard garden.



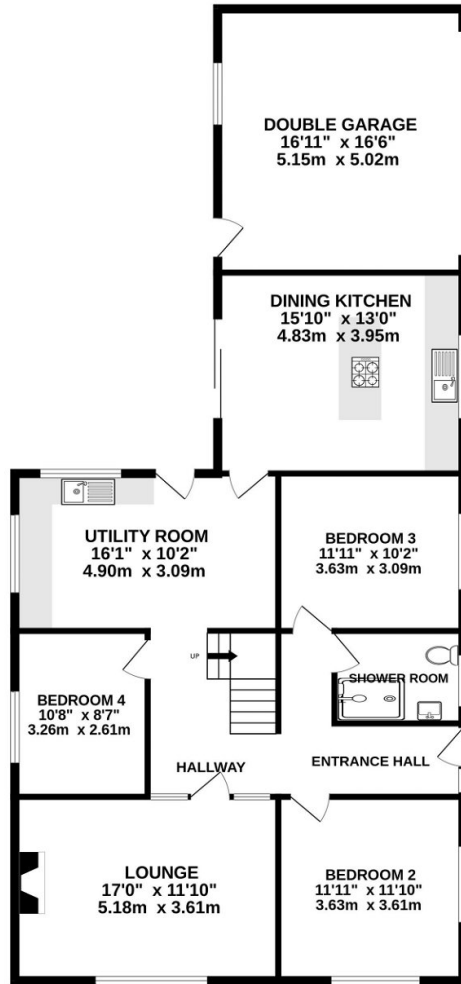
On the ground floor level at the front of the house there are two double bedrooms that share the use of a downstairs shower room which is located off the hall and fitted with a three-piece suite, comprising a tiled shower enclosure, a wall hung basin with a vanity storage cupboard below and a low-level WC.

On the first-floor level, a generous landing with built-in storage (and under eaves store room) provides access into a magnificent master bedroom suite full height 'Velux' windows incorporating a balcony windows overlooking the lawn garden. There is a large bathroom located on this floor fitted with a stylish white coloured four-piece suite, comprising of a freestanding bath with floor mounted mixer tap, a wash basin on a cabinet wash-stand, a concealed system WC, and a shower enclosure with an overhead soaker and thermostatic mixer shower.

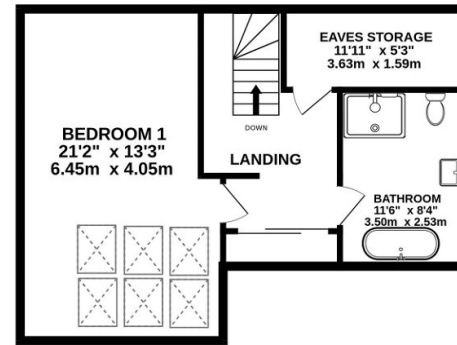
Externally to the front of the property there is a wide Indian stone paved driveway which provides excellent parking space for several cars in addition to the attached double garage with front facing up and over doors, plus a rear facing window and door to the private garden. The gardens extend to both the side and rear of the house, enclosed by a combination of mature hedges and trees and panel fencing. The gardens have been landscaped with attractive stone paved patios and connecting pathways which step around charming flowerbeds and borders. There is a lawn garden to the side of the house which is enclosed by a tall mature evergreen hedge and a most attractive sleeper retained fishpond at the rear with contemporary waterfall features.



GROUND FLOOR
1414 sq.ft. (131.4 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1957 sq.ft. (181.8 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.

Made with Metropix 62024