



27 Pavement Lane, Mobberley

Offers Over £775,000

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## 27 Pavement Lane, Mobberley

A beautifully presented four/five bedroom detached house, occupying a semi-rural position within a stones throw from the centre of Mobberley village, sitting in secure, private landscaped gardens enjoying countryside views.

The property was extended and underwent a comprehensive scheme of 'back to brick' renovation in 2016, and now offers exceptionally spacious and versatile accommodation extending to nearly 2700 ft.<sup>2</sup> including a detached garage.

The location is particularly convenient for the village which is only a short walk away, and yet benefits from lovely open aspects over neighbouring farmland.

The accommodation has been greatly extended and beautifully refurbished throughout, offering excellent living space perfect for a modern family lifestyle, including four double bedrooms, three bathrooms and three reception rooms.







At the heart of the house is a large central reception hallway with an adjoining downstairs shower room and WC, plus a large cloaks cupboard providing excellent day to day storage space. There is a rear entrance hall with a door leading out to a wide resin bond driveway, with secure parking space for several vehicles. Off the rear hall is a good-sized utility room with abundant built-in storage.

On the ground floor level there are three principal reception areas, including a lounge complete with a log burning stove, and a large study/snug room (which could be utilised as a ground floor bedroom) - both with attractive oak flooring and windows overlooking the private landscaped gardens.

At the far end of the reception hall is a huge open plan living and dining kitchen, with attractive herringbone design luxury vinyl flooring, and wide bi-folding doors which open out onto a westerly facing terrace.

The kitchen is fitted with attractive shaker style cabinets with a combination of black granite and wood worktops, including an island with breakfast bar seating and an overmount ceramic sink. Appliances include a stylish 'Rangemaster' range cooker with a six-ring gas hob and a stainless-steel canopy cooker hood, a built-in fridge freezer and an integrated dishwasher.

A glazed door from the kitchen leads into a family room with French doors to the rear courtyard and garage.









On the first-floor level, a generous gallery landing provides access to the bedrooms which are all good-sized doubles.

The master bedroom is particularly generous in size and includes a dressing area and extensive built-in wardrobes, with a front facing dormer door window enjoying lovely open views.

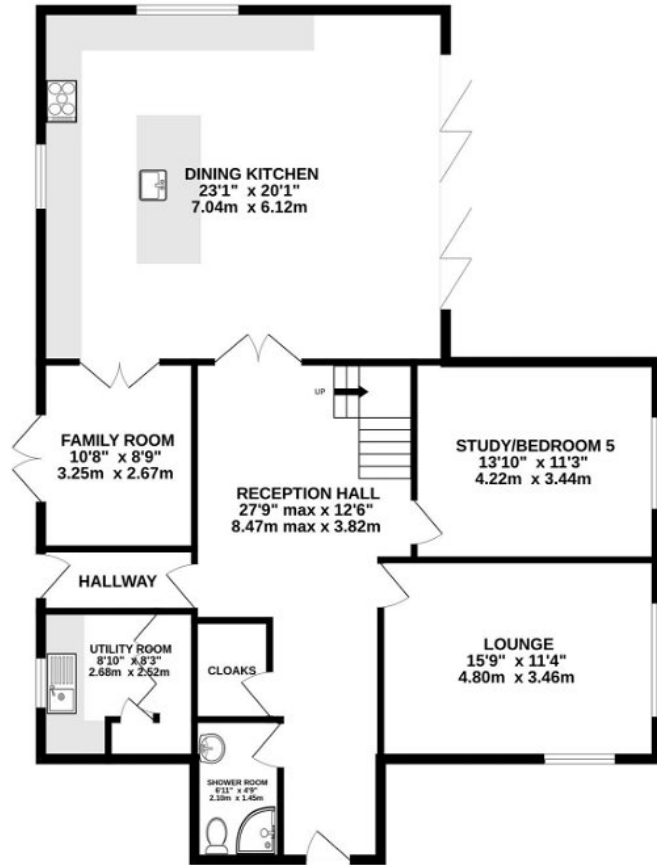
The master en-suite is fitted with white contemporary style sanitary-ware and a large fully tiled shower enclosure, plus a chrome towel radiator and an illuminated mirror fronted medicine cabinet. The family bathroom is located off the landing and is fitted with a four-piece suite, comprising a freestanding roll top bath, wall hung wash basin, low level WC and a tiled shower enclosure, with both overhead soaker and handheld attachment.

Externally, the soft landscaped gardens are located at the front, which are enclosed to all sides by tall panel fencing and mature hedges. The garden is laid to lawn with a resin bond pathway leading around the perimeter of the house, and a raised slate flagged patio which is accessed from the kitchen.

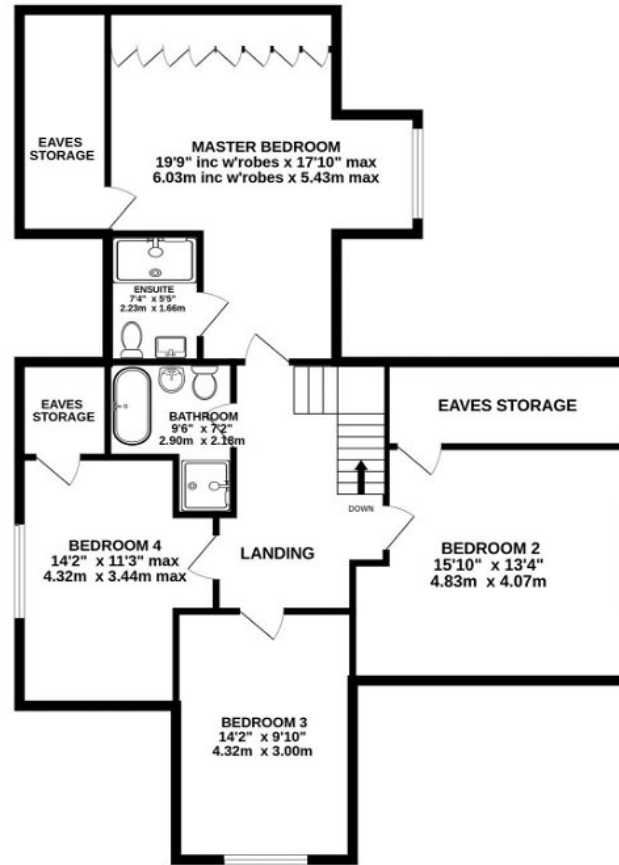
The property is accessed from Bernisdale Road, where there is a both a pedestrian gate and separate electric gates leading into the secure parking area and garage.



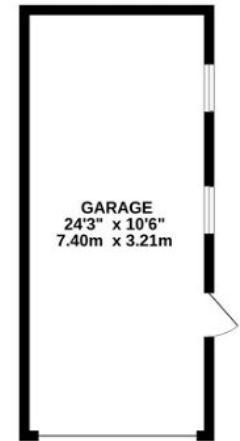
GROUND FLOOR  
1319 sq.ft. (122.5 sq.m.) approx.



1ST FLOOR  
1104 sq.ft. (102.9 sq.m.) approx.



256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 2679 sq.ft. (248.9 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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