



Wright Marshall
Estate Agents

17 WHITSON CLOSE, HIGH LEGH, KNUTSFORD
WA16 6UD

£760,000



- FOUR BEDROOMS
- TWO BATHROOMS
- BACKING ONTO HIGH LEGH GOLF CLUB
- SOUGHT AFTER LOCATION
- SPACIOUS FAMILY HOME
- QUIET CUL DE SAC LOCATION

17 Whitson Close

High Legh, Knutsford WA16 6UD

This spacious and well-presented family home is a rare find, offering a prime location that backs onto the exclusive High Legh Golf Club with extensive and uninterrupted countryside and golf course views from the rear of the property. Whitson Close was built in 1998 by Maunders Westbury Homes as a small development of Executive homes, which has become one of the most desirable places to live thanks to its ideal positioning close to both Lymm and Knutsford. Additionally, the M6, M56, and Manchester Airport are all just a short drive away, making it highly convenient for commuters and families alike.





Description

Thoughtfully arranged over two floors, the ground floor features a welcoming central entrance hallway with turned stairs leading to the first floor. Double doors open into the family lounge, which boasts a bay window to the front elevation, French doors to the rear, and a charming feature fireplace. A formal dining room and separate home office provide additional living spaces, perfect for both entertaining and working from home. The modern high gloss kitchen is equipped with an array of integrated appliances and is complemented by a separate utility room. For added convenience, there is also a two-piece cloakroom on this level.

Upstairs, the first floor offers a wonderful open landing leading to four double bedrooms. The master bedroom is particularly noteworthy, featuring a walk-in dressing room and a recently refitted, stylish en-suite shower room. The remaining three bedrooms are generously sized and are served by the main family bathroom.

Externally, the property is set back from the already quiet cul-de-sac, providing additional privacy. There is off-road parking for multiple vehicles and an attached double garage. The rear garden has been designed with low maintenance in mind and includes several patio areas and decorative established

planting offering a serene outdoor space to enjoy. There is also a garden gate that gives direct access to miles of countryside walks and to High Legh Golf Club itself, so perfect for anyone who loves the outdoors or enjoys playing golf.

Tenure

We believe the Tenure to be Freehold.

Entrance Hall

Lounge

Dining Room

Breakfast Kitchen

Utility Room

WC

Study

Double Garage

Landing

Master Bedroom

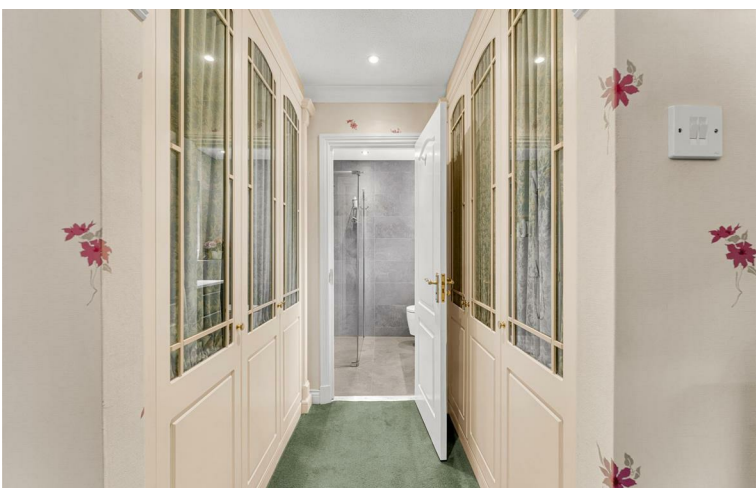
Ensuite

Bedroom Two

Bedroom Three

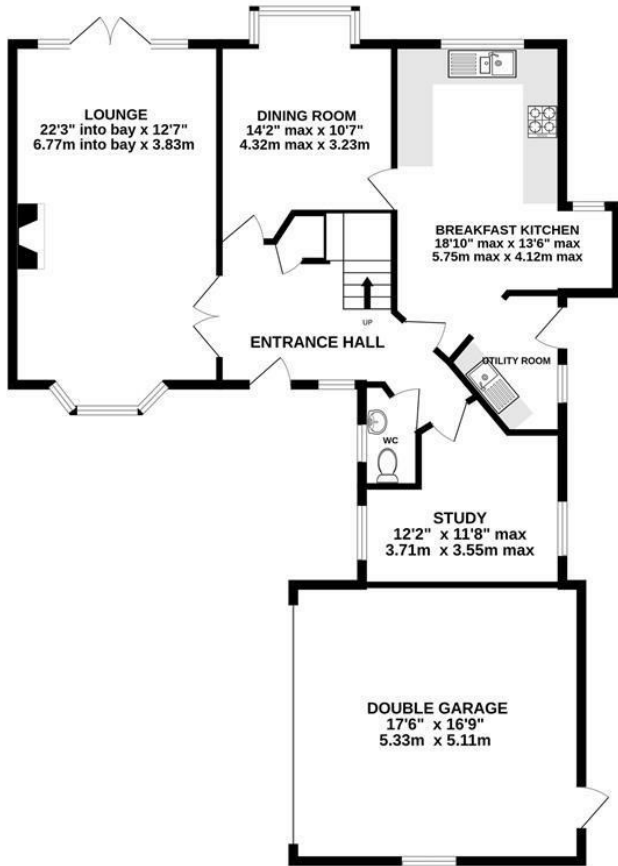
Bedroom Four

Bathroom

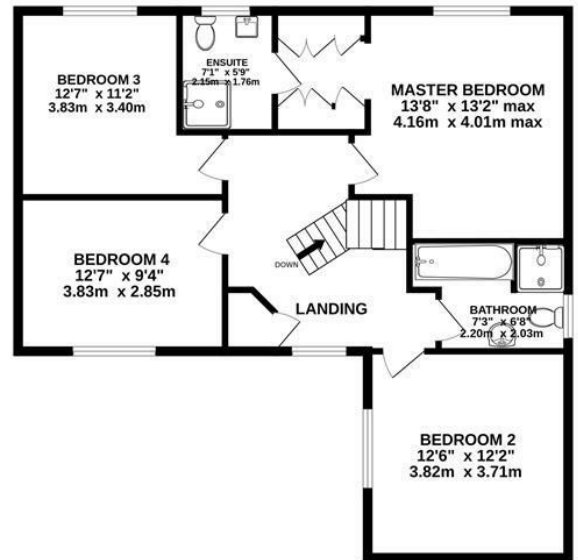




GROUND FLOOR
1162 sq.ft. (107.9 sq.m.) approx.

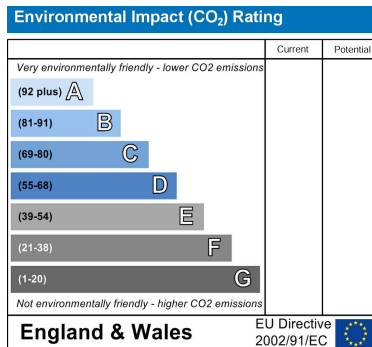
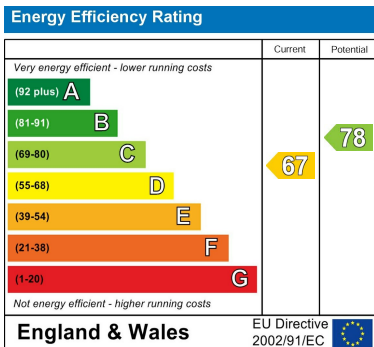


1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 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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