



Chestnut Drive, Sale, M33

Guide Price: £695,000

Freehold

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This superb detached property on the ever-popular Chestnut Drive offers an ideal family home, thoughtfully extended and beautifully finished throughout. Perfectly positioned close to outstanding local schooling and just a short stroll from Woodheys and De Quincey Park, it combines modern living with an enviable location.

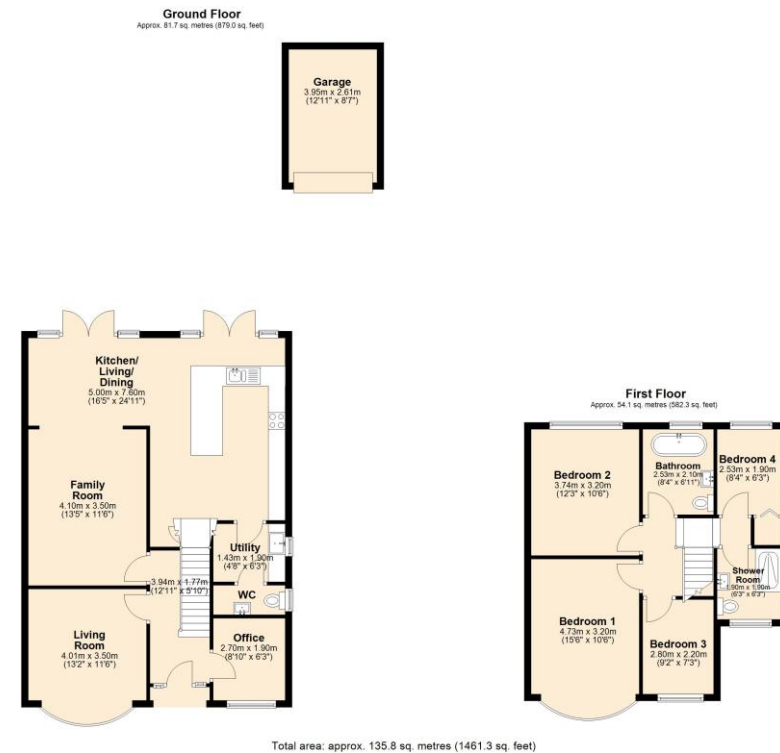
On arrival, the home welcomes you with a driveway providing off-road parking to the front. Step inside to a spacious entrance hall featuring elegant porcelain tiled flooring, setting the tone for the quality found throughout. To the right, a handy and well-proportioned office provides an ideal workspace, while to the left sits a charming bay-fronted living room. This stylish space includes plantation shutters and a bespoke media wall with illuminated shelving, creating a warm and contemporary feel.

To the rear of the home, the impressive open-plan living, dining, and kitchen area offers an exceptional space for family life and entertaining. The cosy living area benefits from a log burner, perfect for colder evenings. The dining kitchen provides generous room for gatherings, with patio doors opening onto the rear garden. The modern kitchen is fitted with a sleek range of base and eye-level units, complemented by a breakfast bar and integrated appliances. Completing the ground floor is a utility room and a conveniently located downstairs WC.

Upstairs, the property continues to impress with four generous bedrooms, each offering comfortable proportions. The accommodation is served by two well-appointed bathrooms: a stylish shower room and a luxurious four-piece family bathroom suite, providing excellent practicality for busy family life.

Externally, the rear of the property features a fully enclosed garden designed for low-maintenance enjoyment, including an artificial lawn and a raised patio area ideal for outdoor dining. A detached garage offers fantastic additional storage or potential for further use.

- EPC Grade C
- Freehold
- Council Tax Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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