



**GASCOIGNE
HALMAN**

30 PRIMROSE CHASE, GOOSTREY

THE AREAS LEADING ESTATE AGENT



30 PRIMROSE CHASE, GOOSTREY

£500,000

Located in the heart of this pretty Cheshire village of Goostrey, a four bedroom detached home with ample parking, and delightful gardens.

Primrose Chase is a small cul-de-sac set back off Main Road, Goostrey.

This particular property is set in a generous plot offering all the space a growing family requires yet with the potential to extend further should this be required (subject to relevant consents)

The accommodation is all accessed off the very large hallway with its turning staircase to the first floor and a downstairs bathroom with a cloak cupboard.

The living room over looks the rear garden with large sliding doors and a feature central fireplace. double doors from the living room open up onto the dining area which again has sliding doors to the garden.

The kitchen overlooks the front and is fitted with a range of solid units with a complementing work surface over and a ceramic 'Franke' sink. The utility room is accessed off the kitchen, having doors to the front and rear along with units to one wall providing plenty of further storage.

To the first floor there are four bedrooms, two doubles overlooking the rear garden, while bedroom three and four overlook the green to the front. The bathroom is fitted with a four piece white suite comprising of a wet room style walk in shower, and a separate bath, with high standard Villeroy and Boch sanitary ware.

The driveway to the front provides ample off road parking in front of the two garages, access down the side leads onto the rear garden which is mainly laid to lawn with fence and wall boundaries.

There are two garages, the second one having a large workshop to the rear which would also make an ideal home office.

The property overlooks the green to the front giving the property a very private position.

A sought after location within the centre of Goostrey.



LOCATION

Goostrey is a much sought after semi-rural village situated between the towns of Knutsford and Holmes Chapel, surrounded by delightful open countryside. With many facilities either in Goostrey itself or in Knutsford and Holmes Chapel including excellent schools, train station and easy access to the M6 motorway. There are lovely country walks to be had on the property's doorstep and local beauty spots, in particular Shakeley Mere and in Knutsford Tatton Park. Leisure centres in the nearby towns cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

DIRECTIONS

CW4 8LJ - Primrose Chase, Goostrey

ENERGY PERFORMANCE RATING

D

LOCAL AUTHORITY

Cheshire East, council tax band F

VIEWING

Viewing strictly by appointment through the Agents.

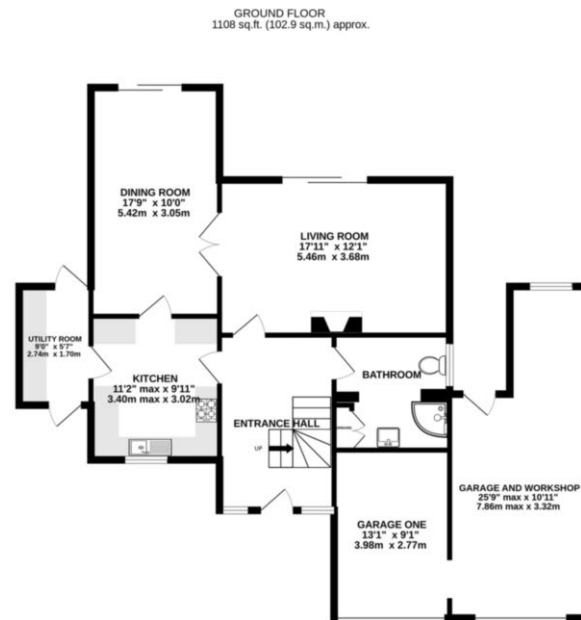
TENURE

Freehold

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



TOTAL FLOOR AREA : 1695 sq.ft. (157.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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