



**GASCOIGNE
HALMAN**

28 LAWRENCE CLOSE, CRANAGE

THE AREAS LEADING ESTATE AGENT



28 LAWRENCE CLOSE, CRANAGE

£625,000

In a generous elevated plot on this highly regarded development, overlooking the green to the front, a substantial four bedroom detached family home with two reception rooms, kitchen diner and a garden room in excess of 22ft in length. Ample parking and detached double garage.

This particular development in Cranage, just outside Holmes Chapel, is extremely sought after.

This particular property will also not disappoint a buyer wanting a spacious family home.

Set in a slightly elevated plot overlooking the green to the front, this stunning home offers neutral and ready to walk into accommodation.

The large reception hall has a staircase to the first floor and opens to each of the main reception rooms - a living room with box bay window to the front along with a log burning stove and French doors opening to the garden room, while to the opposite side of the hallway is a very useful second reception room which makes an ideal play room, home office or snug. Also off the hallway is a very useful downstairs WC. Overlooking the rear - an open plan kitchen diner. The kitchen is fitted with a range of modern units incorporating a granite work surface over along with a Range Cooker. A utility room has space for two further appliances and access to the garden. French doors off the kitchen diner also open to the impressive Garden room.

Overlooking the private garden, this space with its insulated roof, offers ample room for seating and dining.

To the first floor there are four generous bedrooms, three of which have a range of built in wardrobes. The main bedroom also has the advantage of a modern three piece en-suite shower room, the style of which is mirrored in the main family bathroom.

Externally the plot has off road parking in front of the detached double garage while the rear garden, with its fence boundaries, is extremely private offering an array of planting and designated seating areas.

A freehold property which must be viewed





DIRECTIONS

CW4 8FA - Lawrence Close, Cranage

LOCATION

Cranage is a small Parish located between the villages of Holmes Chapel and Knutsford which provide for most day to day shopping requirements. The latter of which has many historical associations including the famous Tatton Park Country Estate. Close by there are some beautiful country walks and whilst on the fringe of Cheshire's open countryside, the property is by no means isolated and within easy reach of the North West motorway network and Manchester International Airport. There are rail stations at both Holmes Chapel and Knutsford which provide a regular commuter service to most commercial centres. For the sports person there are leisure centres in Knutsford and Holmes Chapel and at the private leisure complex at Cranage Hall. There are also a number of notable golf courses within easy reach. The area is well known for its excellent educational facilities and there are several good schools close by to suit children of most ages.

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

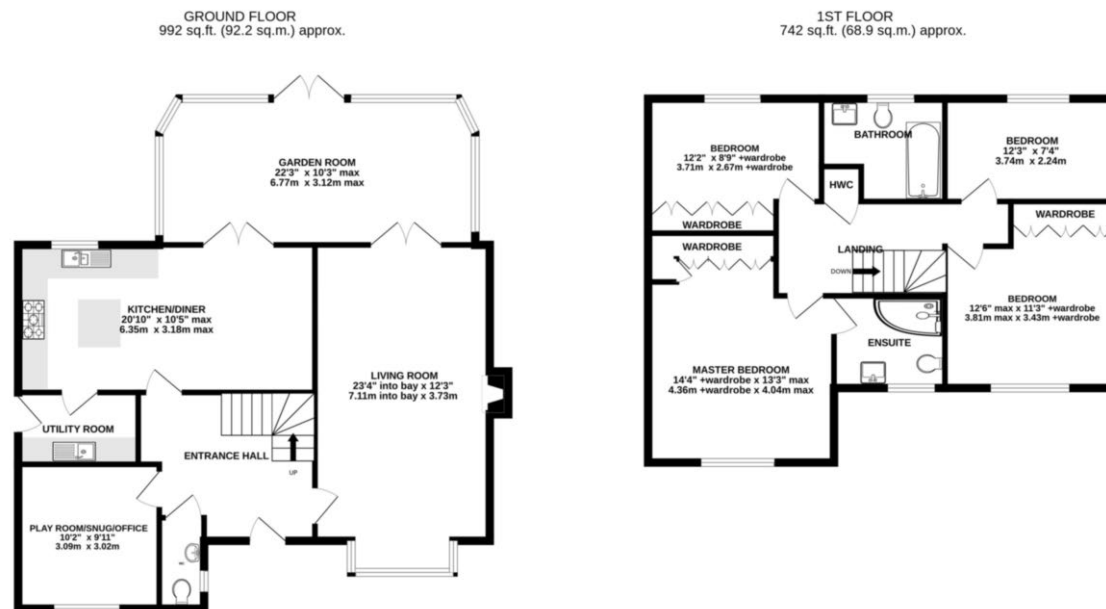
Cheshire East Council tax band G

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating: C



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**