



**GASCOIGNE
HALMAN**

8 BLACKBERRY GARDENS, GOOSTREY

THE AREAS LEADING ESTATE AGENT



8 BLACKBERRY GARDENS, GOOSTREY

685,000

A stunning five bedroom home with three bathrooms (two en-suites), open plan living dining kitchen, private garden and parking.

Blackberry Gardens is a popular location in the pretty Cheshire village of Goostrey, constructed approximately 8 years ago by Bloor Homes.

This particular home has been well maintained and cared for by the current owners. The entrance hall leads to the living room with its media wall providing space for a wall mounted TV and sound bar. The hallway also gives access to the integral garage which is currently used as a gym, storage cupboard and the downstairs WC. The heart of this home though, has to be the open plan living dining kitchen across the rear, overlooking the garden. This particular room is almost 30ft in length giving ample space for a dining and family area, with doors leading to the garden. The kitchen is fitted with a range of modern units with a quartz work surface over and integrated appliances, the units of which are mirrored in the utility room which provides space for two appliances and has a door to the side pathway.

To the first floor there are the five generous bedrooms. There are two master bedroom suites, both with built in wardrobes and en-suite shower rooms while the remaining three large bedrooms are serviced by the four piece family bathroom.

The driveway to the front offers off road parking in front of the garage, gated access to the side leads to the rear garden with its fence boundaries, paved patio area, covered pergola which has a power supply for an external heater, raised beds with an abundance of plants. All offering a great degree of privacy in this freehold detached modern home.



DIRECTIONS

CW4 8FU - Blackberry Gardens, 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.

ENERGY PERFORMANCE RATING

EPC Rating B

LOCAL AUTHORITY

Cheshire West and Chester, council tax band D

TENURE

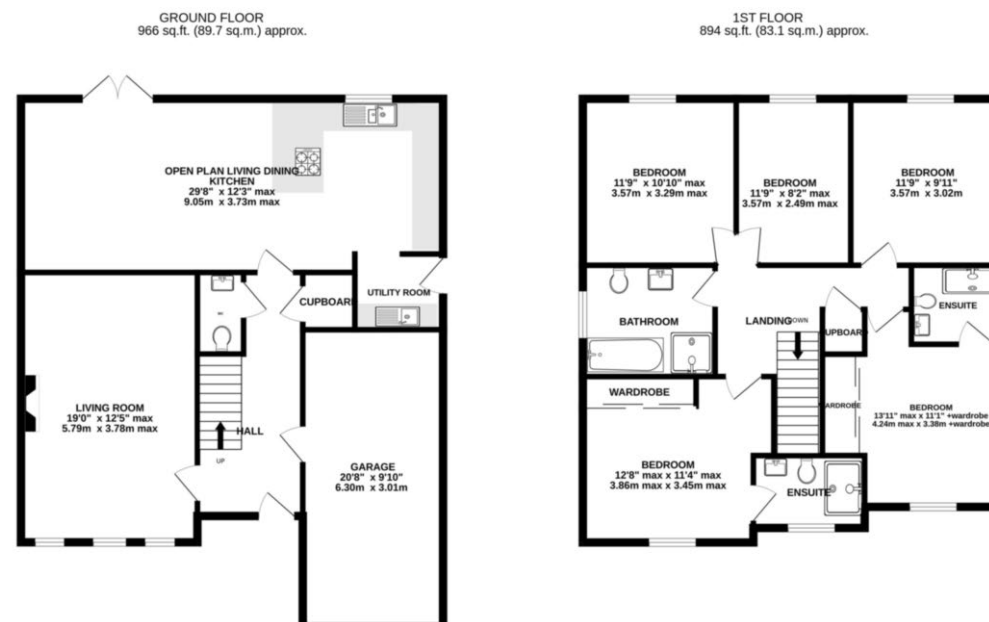
Freehold

SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment through the Agents.



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