



**GASCOIGNE  
HALMAN**

MEADOW DRIVE, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT



## MEADOW DRIVE, KNUTSFORD

An attractive, beautifully appointed and extended four-bedroom, two-bathroom semi-detached home, ideally situated on the highly desirable and sought-after Meadow Drive. Located within a prime, family-friendly area, the property falls within walking distance of the town centre, train station, and benefits from access to excellent local schools.

The current owners have spared no expense in creating a superb family home, finished to an exceptional standard throughout. Standout features include a stunning bespoke open-plan living dining kitchen with integrated appliances, a large island, and impressive 15ft (approx.) patio doors overlooking the garden, truly forming the 'heart of the home'. Further highlights include a luxuriously appointed en-suite bathroom and family shower room, alongside contemporary décor, and striking flooring throughout. The property is complemented by a well-tended private rear garden with an entertaining patio and a private driveway.



An internal viewing is highly recommended to fully appreciate the accommodation on offer, which briefly comprises: a welcoming entrance hallway with cloakroom and W.C, a spacious formal family room with double doors opening into the beautifully designed and extended living dining kitchen. This exceptional everyday living space is flooded with natural light via large patio doors and Velux skylights and is further enhanced by a generously sized separate utility room. A dedicated study provides the perfect solution for home working and completes the ground floor.

To the first floor are four well-presented bedrooms, three of which are double rooms, and the fourth is larger than average. The immaculate principal bedroom is further enhanced by a stylish en-suite bathroom featuring a freestanding bath, while the remaining bedrooms are served by an equally impressive shower room.

Externally, a driveway provides ample off-road parking, and the rear garden offers the ideal backdrop to this impressive and thoughtfully extended family home.



## DIRECTIONS

SAT NAV: WA16 0DT

## LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

## TENURE

FREEHOLD

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

Cheshire East Council Tax Band: E

## ENERGY PERFORMANCE RATING

D

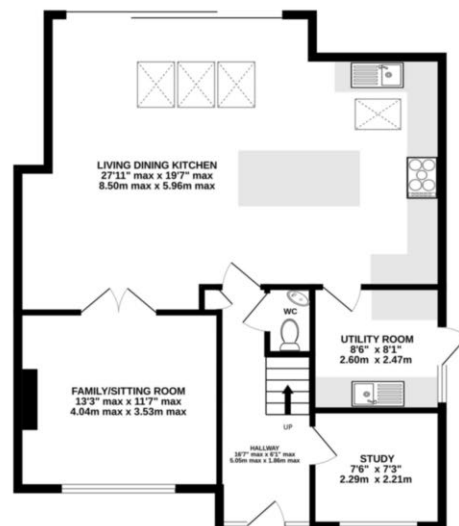
## TOTAL FLOOR AREA

1441 SQFT APPROX

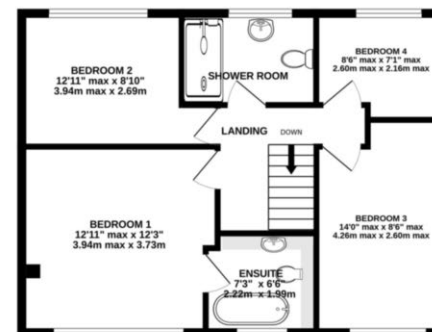
## VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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