

FREEHOLD



House - Semi-Detached (EPC Rating: C)

37 Woodlands Drive, Knutsford, WA16 8DF

£475,000

ACOBAS

3 1 2 C

3 Bedroom House - Semi-Detached located in Knutsford

Acobas are delighted to present this immaculately refurbished three bedroom semi-detached family home, occupying a highly desirable position on Woodlands Drive in Knutsford. Finished to an exceptional standard throughout, the property offers beautifully balanced accommodation combining stylish contemporary design with practical family living.

The heart of the home is undoubtedly the impressive open-plan dining kitchen, creating a superb entertaining and family space with excellent natural light from the roof lantern and rear patio doors opening directly onto the garden. Finished with modern shaker-style cabinetry, integrated Neff appliances, breakfast bar seating and Karndean herringbone flooring running seamlessly throughout the ground floor.

The spacious living room enjoys a contemporary yet welcoming feel, centred around a feature fireplace with flue installed for a potential log-burning stove and double glazed bay window overlooking the front garden - enhancing the overall sense of space and flexibility. Particular mention must be made of the stylish utility/WC together with a superb converted cinema room, creating the ultimate additional reception space for modern family living. Currently arranged as a dedicated media room complete with an impressive 100-inch wall-mounted screen, the space offers a luxurious retreat ideal for film nights, gaming or entertaining guests, whilst still providing excellent versatility for those seeking a home office, playroom or snug. Combined with the stunning open-plan kitchen and beautifully finished interiors throughout, the property delivers the perfect balance of contemporary style, practicality and lifestyle-focused living.

To the first floor, the property continues to impress with three well-proportioned bedrooms and a beautifully

appointed family bathroom finished with stylish wood-effect tiling and a contemporary suite. The principal bedroom benefits from extensive fitted wardrobes, whilst further potential exists to extend into the loft space or above the garage, subject to the relevant permissions.

Externally, the property enjoys private landscaped front and rear gardens enclosed by mature hedging, together with a generous decked entertaining area perfectly positioned for outdoor dining and summer evenings. A gravel driveway provides off-road parking and access to the attached garage store.

Location:

Woodlands Drive is positioned within easy reach of the town centre, Tatton Park, highly regarded primary/secondary schools and excellent commuter links across the North West, such as Knutsford Train Station which is a short 5 minute walk away.



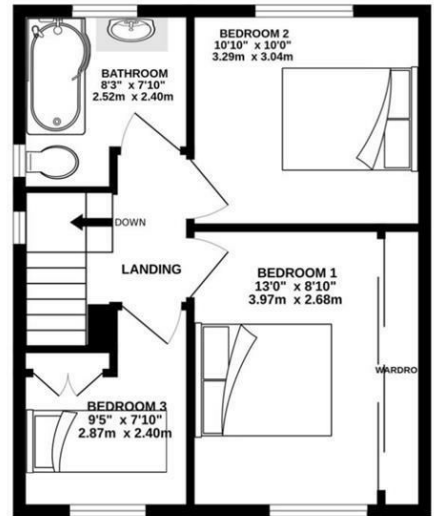
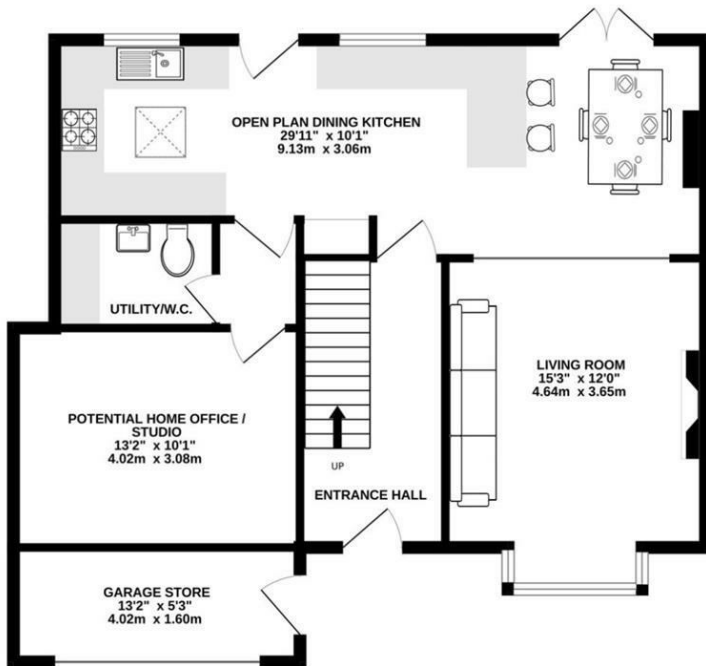




Cheshire | 25 Princess Street, Knutsford, Cheshire, WA16 6BW

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



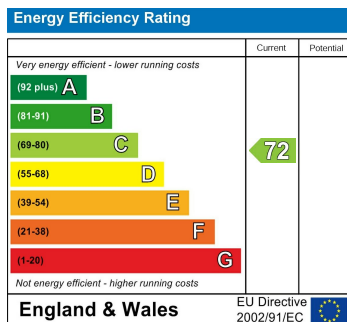
TOTAL FLOOR AREA: 1220 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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