



Knutsford  
Drinkwater Close

  
IRLAMS  
*of Knutsford*

# Knutsford, WA16 8FP

## Drinkwater Close

£679,950



### The Property

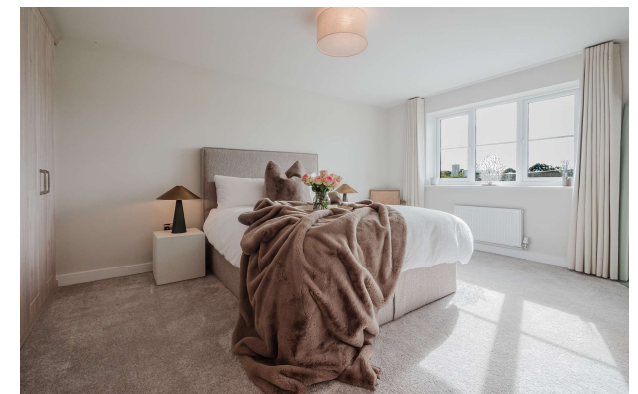
**NO CHAIN** This immaculately presented, four-bedroom, two-bathroom, executive, detached family property, recently constructed by Bellway Homes forming part of the sought after Park Gate Village development, has been thoughtfully designed and appointed by the current owners to provide spacious, light and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning Living Dining Kitchen that stretches across the rear of the property with integrated appliances, granite surfaces and French doors to the garden, the master bedroom suite with range of fitted wardrobes and ensuite shower room as well as the beautifully appointed family bathroom, generous reception space, fitted furniture to all bedrooms and further extras purchased by the vendors. Located in a super position within the development, occupying one of the largest plots, overlooking open green space to the front with further views towards Tatton Park in the distance, a short stroll to the

town centre and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a large, double width driveway, providing more than ample parking, leading to the detached double garage and flagged pathway to the front entrance with open lawned front garden and feature planting. The rear gardens are generous in proportions, laid to lawn in the main with a large, newly flagged patio area, ideal for alfresco dining, all fully enclosed by timber fencing.

### Directions

From the roundabout at Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station on your left. At the next lights turn left up Hollow Lane onto Mobberley Road. Just past the Fire Station turn left onto Parkgate & continue after passing the local shops round to the Parkgate Village development and Drinkwater Close will soon be seen.

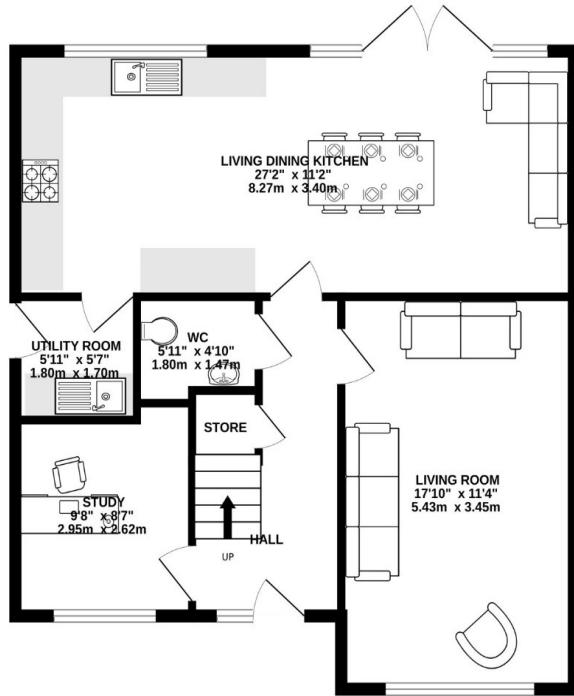


- Immaculately presented detached property situated in a lovely sought after location
- A short stroll to all local amenities that Knutsford has to offer
- Spacious & flexible living accommodation
- Open plan living dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Four generous bedrooms, all with fitted furniture
- Two bathrooms (one en-suite)
- Superb, enclosed garden with large, newly flagged patio area
- Double width driveway providing ample off road parking
- Detached double garage

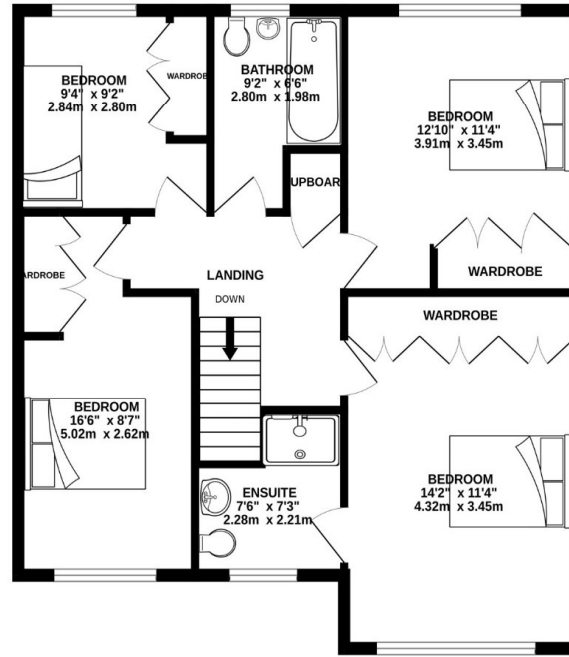
**Postcode** – WA16 8FP  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band E  
**EPC** - B



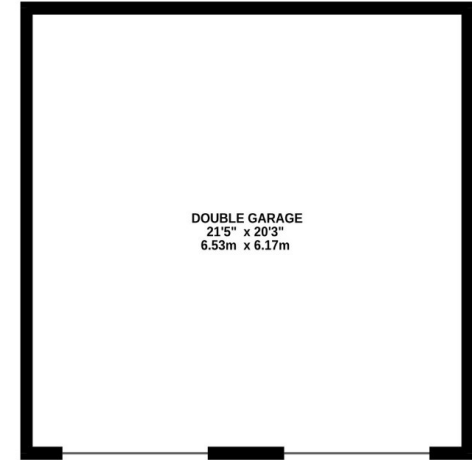
GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



EXTERNALLY  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 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.

Made with Metropix ©2025

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

I1021\_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) 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;
- (b) 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 lessees 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;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.
- (d) We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your Solicitor or with us in respect of anything above you feel crucial before you proceed with the purchase of this property.

