2 Willow Lane, Goostrey, CW4 8PP

£680,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

2 Willow Lane

Goostrey

This impressive four bedroom detached house offers spacious and versatile accommodation, ideal for modern family living. Situated within the highly sought after village of Goostrey, the property enjoys a prime position on a generous corner plot.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A spacious detached family home set within a generous garden plot
- Sought after location within this picturesque Cheshire village of Goostrey
- Three reception rooms - living room, family/garden room and a third reception offering a variety of uses
- Third reception could also be used as a ground floor bedroom with its own external access
- Storage cupboard in third reception roomwhich has plumbing for a WC to be installed if desired
- Breakfast kitchen and utility room with access to the double garage from the breakfast area
- Four generous bedrooms and two bathrooms, one being en-suite to the master bedroom
- Ample parking, corner plot with gardens to the front, side and rear
- Not overlooked to the rear, overlooks Cheshire Farm land

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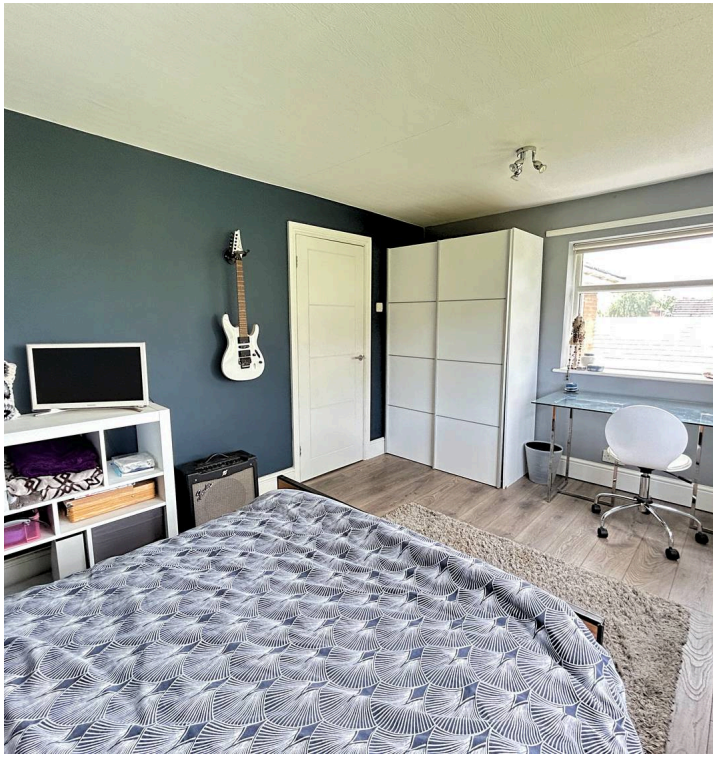
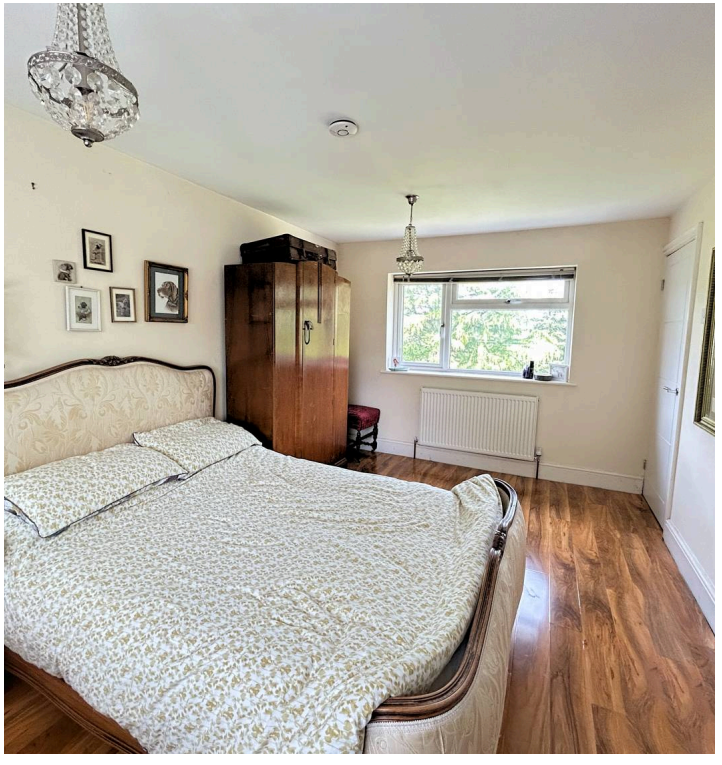
The ground floor features three reception rooms, including a bright living room, a welcoming family or garden room, and a third reception that lends itself to a variety of uses such as a formal dining room, home office or even a ground floor bedroom (with its own external access for added flexibility and also features a storage cupboard with plumbing in place, allowing for the easy addition of a WC if required). The breakfast kitchen is well appointed and provides internal access to the double garage, the kitchen is further complemented by a practical utility room, which leads to the rear and side garden.

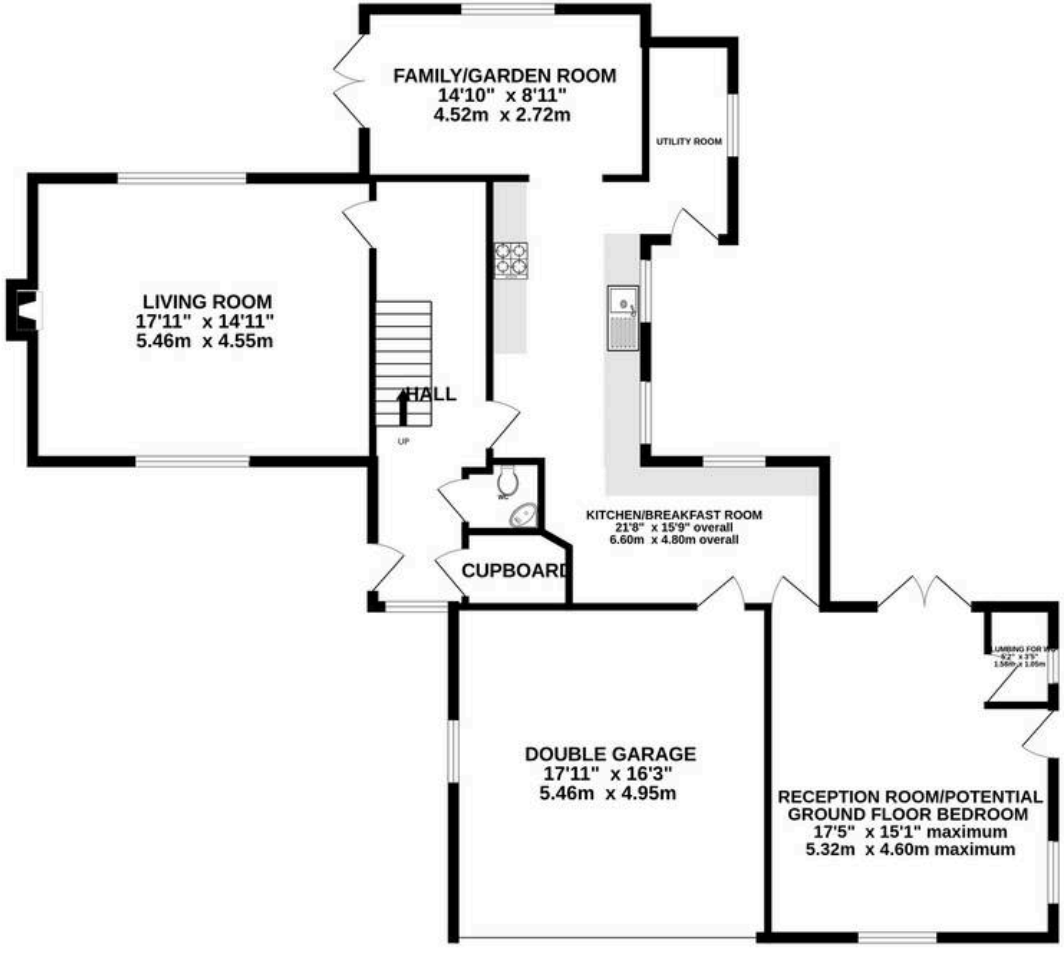
Upstairs, you will find four well-proportioned bedrooms and two bathrooms, including a spacious en-suite to the master bedroom. Throughout, the property is designed to offer comfort and functionality, making it an excellent choice for families seeking space and adaptability.

Externally, the house enjoys a superb position on a substantial corner plot, with mature gardens extending to the front, side and rear. The rear garden is particularly noteworthy, as it is not overlooked and enjoys open views across picturesque Cheshire farmland, creating a sense of privacy and tranquillity. A large driveway provides ample off-road parking for several vehicles, while the double garage offers further secure parking or useful storage space. The gardens are mainly laid to lawn, interspersed with established shrubs and trees, and provide plenty of space for outdoor entertaining or family recreation. The location within Goostrey village places the property within easy reach of local amenities, highly regarded schools and excellent transport links, making it a rare opportunity to acquire a substantial family home in a delightful Cheshire setting.

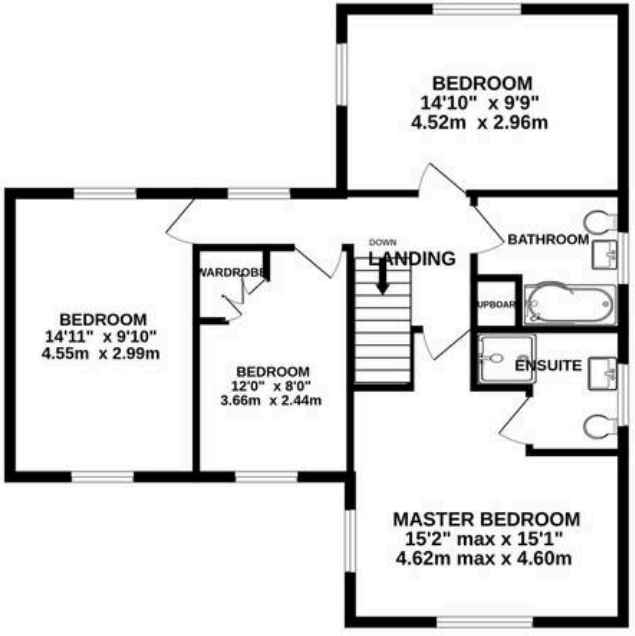




GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 2134 sq.ft. (198.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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