



**GASCOIGNE  
HALMAN**

16 BUCKBEAN WAY, GOOSTREY

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THE AREAS LEADING ESTATE AGENT





## 16 BUCKBEAN WAY, GOOSTREY

**575,000.00**

Modern three bedroom detached house with en suite, double garage and driveway. Spacious living, stylish kitchen, generous plot, all within a sought after location.

This impressive three bedroom detached house offers spacious and versatile accommodation, presenting an ideal opportunity for families or professionals seeking a comfortable and contemporary home. Upon entering the property, you are welcomed by a bright entrance/dining hall that leads to a generous living room, perfect for relaxing or entertaining guests, off which is a conservatory which has views in all directions over the garden. An additional room is currently used as a home office however, would also make an ideal ground floor 4th bedroom if desired.

The kitchen is fitted with a range of high quality units and space for appliances, complemented by ample worktop space and a dedicated breakfast area that creates a sociable atmosphere for every-day meals. The ground floor also benefits from a cloakroom, adding to the overall functionality of the layout.

Upstairs, the principal bedroom is a spacious retreat, featuring an en suite shower room. Two further bedrooms are both well proportioned with ample storage. The family bathroom is stylishly presented, including a bath with shower over, wash basin and WC.





Throughout the property, thoughtful design and neutral décor create a welcoming environment, while double glazing and efficient central heating contribute to year round comfort and energy efficiency.

The property also benefits from a private driveway and an integral garage, providing secure parking and further storage options.

Located in a sought after residential area, this detached house is conveniently positioned for access to local amenities, reputable schools and transport links, making it an excellent choice for those seeking both comfort and convenience.

Early viewing is highly recommended to fully appreciate the space, style and quality on offer in this delightful 3 bedroom detached residence.

### **DIRECTIONS**

CW4 8JJ - Buckbean Way, 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.

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

Cheshire East council tax band E

### **SERVICES (NOT TESTED)**

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

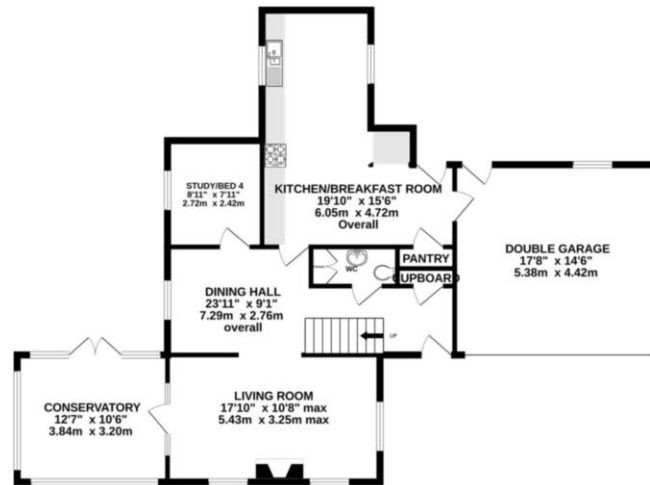
### **VIEWING**

Viewing strictly by appointment through the Agents.

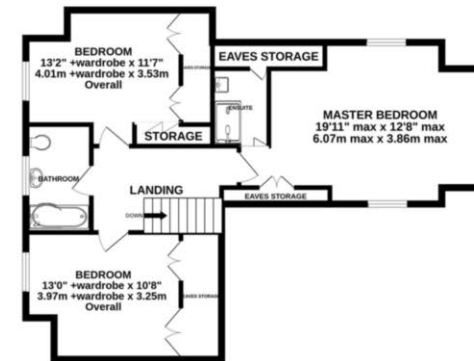
### **ENERGY PERFORMANCE RATING**

EPC Rating D

GROUND FLOOR  
1122 sq.ft. (104.3 sq.m.) approx.



1ST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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