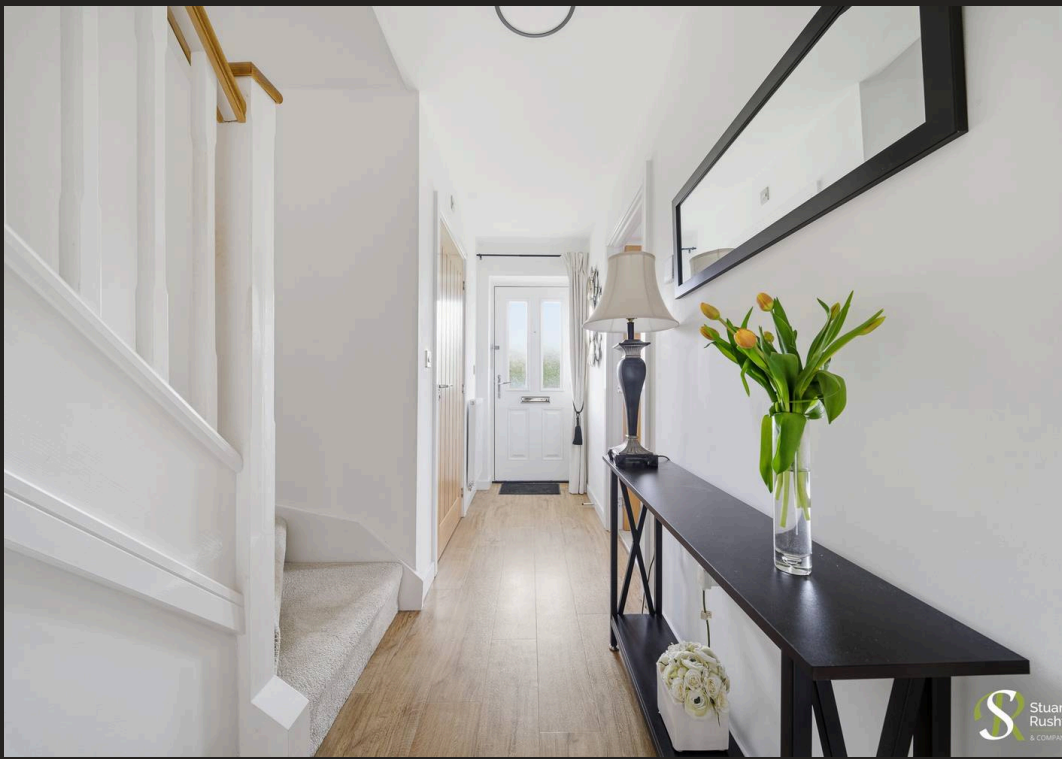




Stuart  
Rushton

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& COMPANY

21 Hamman Drive, Knutsford – WA16 8FN  
£475,000





# 21 Hamman Drive

Knutsford

A modern 3-bed detached in Parkgate Village, Knutsford. Open-plan kitchen, en-suite, landscaped garden, garage, driveway, NHBC warranty. Impeccably maintained and ideal for families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

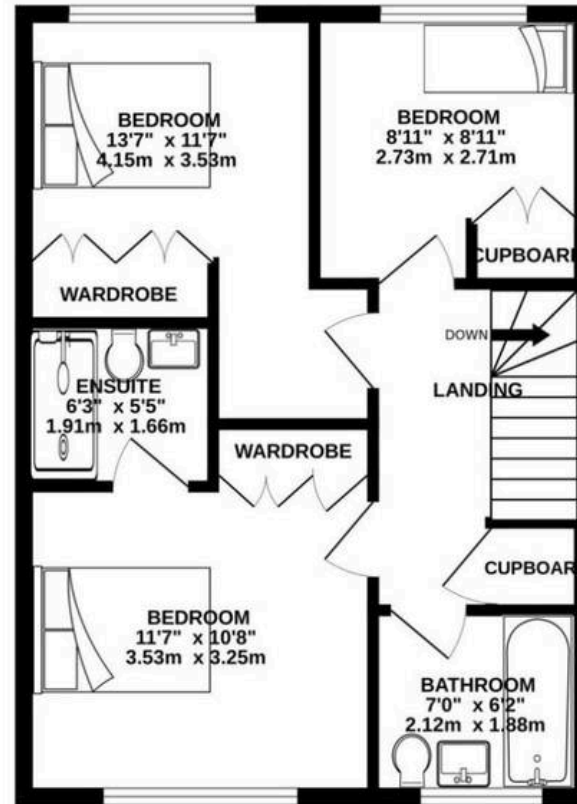
- Modern Bellway-built three-bedroom detached home on the sought-after Parkgate Village development in Knutsford
- Beautiful open-plan living dining kitchen with French doors opening onto the landscaped rear garden
- Spacious living room, welcoming hallway, useful understairs store, separate pantry and utility room
- Principal bedroom with stylish en-suite shower room, plus contemporary family bathroom
- Upgraded specification throughout with significant spend on optional extras and immaculate presentation
- Mature landscaped garden offering enhanced privacy, together with detached garage and driveway parking



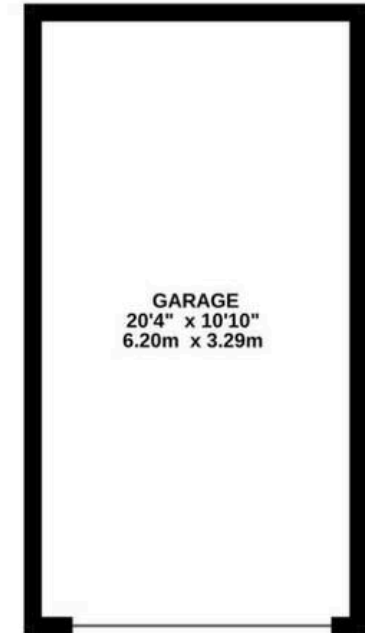
GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



EXTERNALLY  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.9 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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## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

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



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