



Goostrey
Blackberry Gardens


IRLAMS
of Knutsford



Goostrey, CW4 8FU

Blackberry Gardens

£825,000



The Property

This immaculately appointed five-bedroom executive detached family home, set in a private position, has been beautifully maintained and improved by the current owners to provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the open plan Living Dining Kitchen with integrated appliances, breakfast bar and French doors to the landscaped gardens, the spacious principal bedroom suite with fitted wardrobes and en-suite bathroom, as well as the beautiful four-piece family bathroom, guest bedroom suite with en-suite shower room, and the flexible reception space to the ground floor.

Located in an ever-popular position, forming part of a select development of similar homes overlooking woodland to the front, the property is within a short walk of all local amenities and schooling, whilst being ideally positioned for all major transport links to the North West and beyond.

The property is approached via a sweeping driveway providing ample off-road parking, leading to the detached double garage and front entrance, with landscaped front gardens and feature planting. The rear gardens are a lovely feature of the property, being generous in proportion and enjoying a private aspect. Landscaped with artificial grass and an array of mature trees, they are fully enclosed by established hedging and timber fencing. A porcelain flagged patio wraps around the rear of the property, providing ample opportunity for al fresco dining and enjoying the pleasant surroundings.

Directions

From Knutsford Town Centre proceed along Toft Road (A50) which turns into Holmes Chapel Road for approximately 5.5 miles passing through Allostock. Turn left into New Platt Lane and take the left turn into Harrison Drive to its end and then turn right into Blackberry Gardens.

- Immaculately presented detached property situated in a lovely private position
- Spacious & flexible living accommodation
- Open plan living, dining, kitchen with integrated appliances & separate utility room
- Downstairs WC
- Five double bedrooms
- Three bathrooms (two en-suite)
- Detached double garage & driveway
- Private, enclosed gardens

Postcode – CW4 8FU

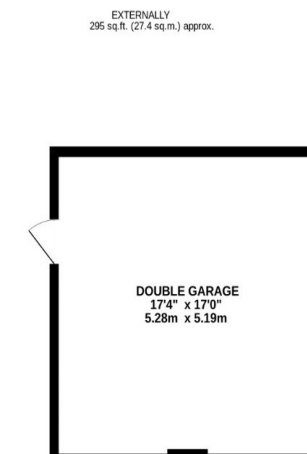
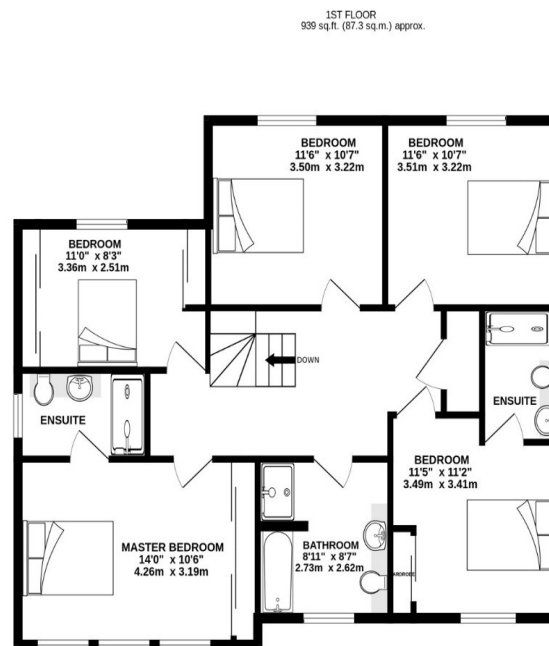
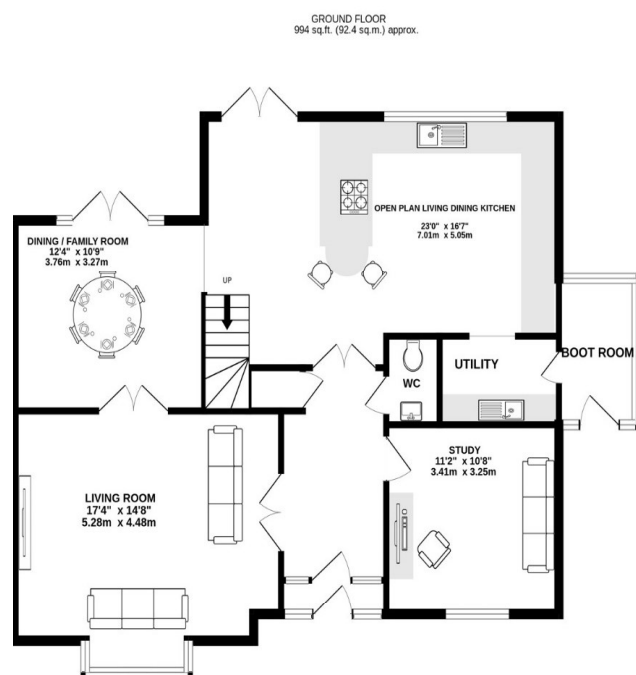
Tenure – Freehold

Local Authority – Cheshire West & Chester

Council Tax – Band G

EPC - B





TOTAL FLOOR AREA : 2228 sq.ft. (207.0 sq.m.) approx.

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