









## 2 Grassfield Way

Knutsford

An exceptional four-bedroom detached home with stylish interiors, open-plan kitchen, landscaped gardens, parking, and prime location near Bexton Primary and Knutsford centre. Over 1,900 sq.ft.

Council Tax band: F

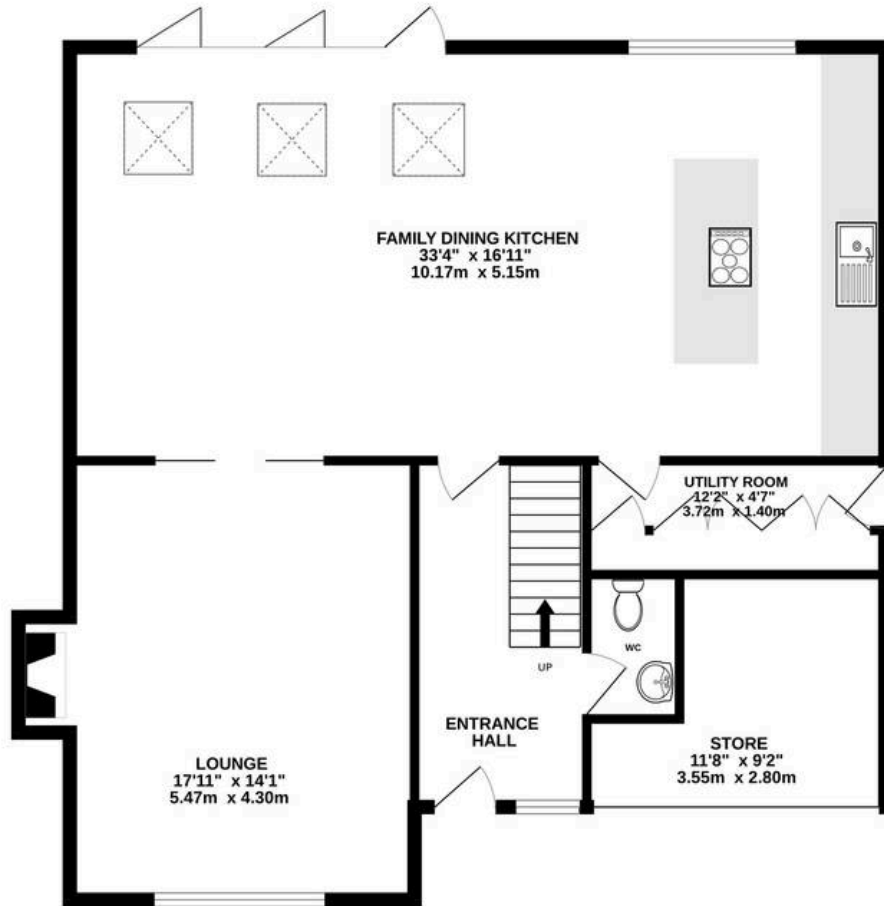
Tenure: Freehold

EPC Energy Efficiency Rating: C

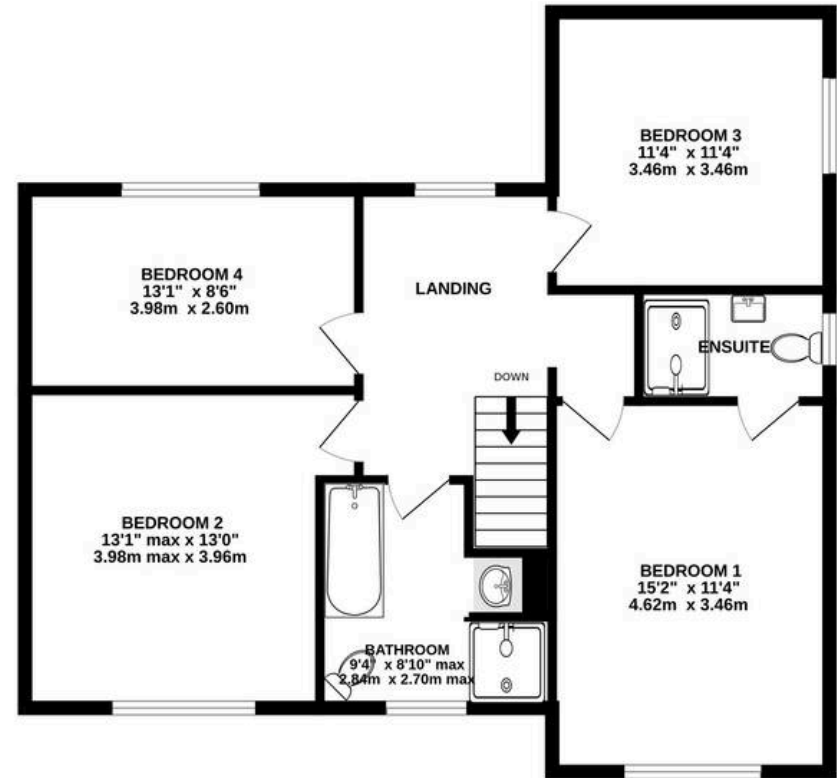
- Stunning 33ft open-plan family dining kitchen with large island, casual dining and premium appliances.
- Beautifully presented throughout with stylish interiors and a contemporary family-friendly layout.
- Prime position on the sought-after Grassfield Way, close to town and amenities.
- Short walk to Bexton Primary School and central Knutsford.
- Landscaped rear and side gardens designed for outdoor dining, entertaining and family enjoyment.
- Attractive front garden with mature tree and swing, plus driveway parking for two vehicles.



**GROUND FLOOR**  
1094 sq.ft. (101.6 sq.m.) approx.



**1ST FLOOR**  
807 sq.ft. (74.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1901 sq.ft. (176.6 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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