



34 Primrose Chase, Goostrey, CW4 8LJ

£795,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



34 Primrose Chase

Goostrey

Impressive 4/5 bed detached home in Goostrey village with spacious, modern interiors, south-facing garden, double garage, EV charger, and flexible living spaces. Early viewing advised.

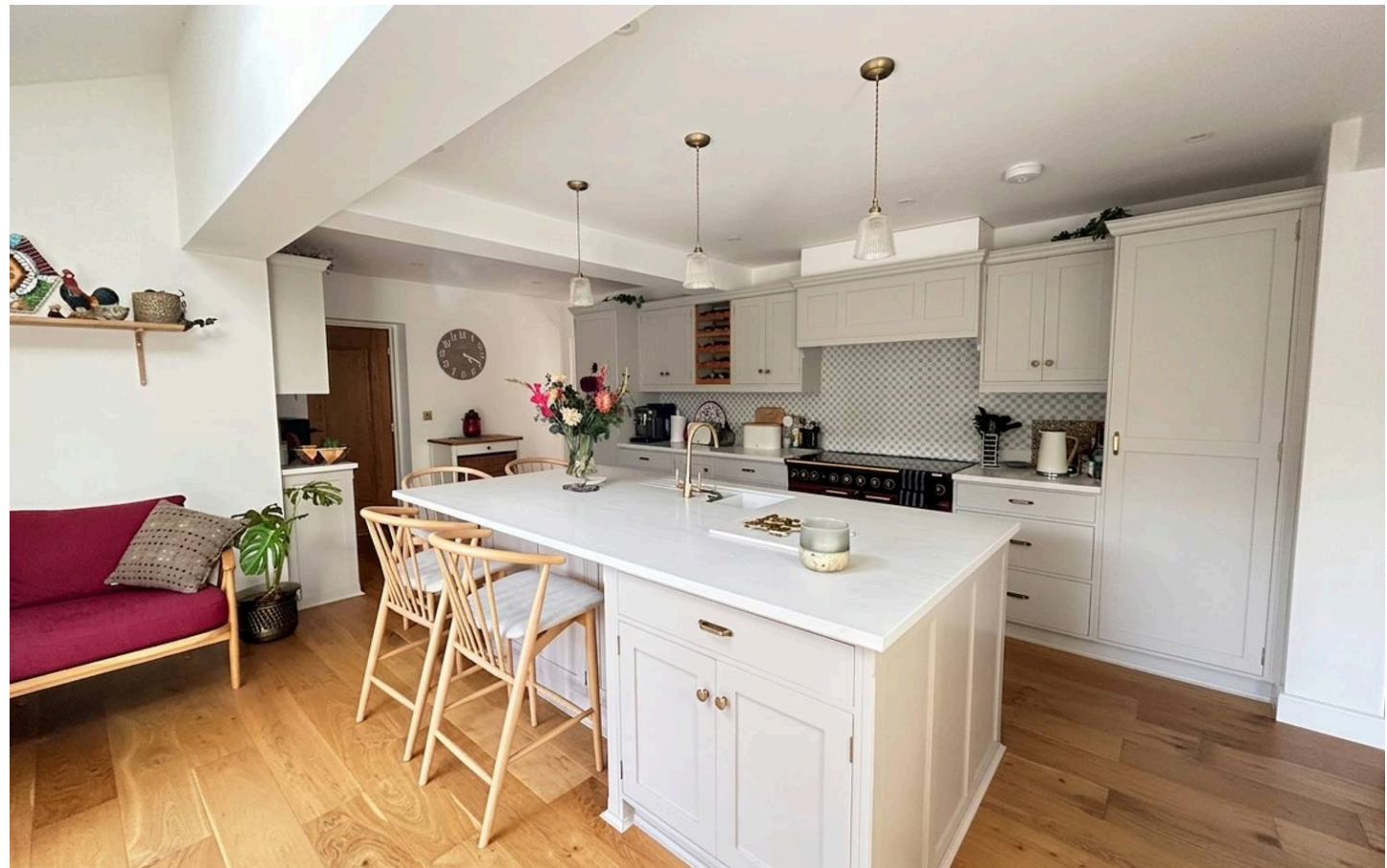
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- An exceptional impressive detached family home in the heart of the picturesque Cheshire Village of Goostrey
- Extended, enhanced and remodeled by the current owner to offer modern, bright and spacious accommodation throughout
- Dual aspect Lounge diner, which could be separated into two rooms if desired
- Fabulous open plan living dining kitchen with central island unit and separate utility room
- Separate sitting room and en-suite which would make ideal guest bedroom suite or ground floor bedroom for a dependent relative
- Part galleried landing opening to each of the four generous first floor bedrooms
- Master bedroom has a dressing area and modern three piece en-suite shower room
- Family bathroom with a separate WC off the landing
- Stunning private south facing established rear garden with mature shrubs, summer house and concealed side courtyard
- Block paved driveway providing off road parking and a double garage



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Goostrey

An exceptional opportunity to acquire this impressive four/Five bedroom detached family home, situated in the heart of the picturesque Cheshire village of Goostrey. Having been thoughtfully extended, enhanced, and remodelled by the current owner in 2023, the property now offers bright, spacious, and contemporary accommodation throughout. The welcoming entrance hall gives access to the main rooms, including a dual aspect lounge diner, which can be separated into two distinct rooms if desired, providing flexible living space for a growing family. The heart of the home is the fabulous open plan living dining kitchen, featuring a central island unit, hand-made cabinetry with Corian work surfaces, and a separate utility room (perfect for busy households). A separate sitting room with en-suite shower room offers a versatile guest suite or ground floor bedroom for a dependant relative. Upstairs, a part galleried landing opens to four generous bedrooms, including a stunning master suite with dressing area and a modern three piece en-suite shower room. The family bathroom is complemented by a separate WC off the landing. Throughout the home, quality fixtures and fittings have been chosen, including Villeroy and Boch sanitary ware with Hansgrohe chrome fittings in the bathrooms, ensuring a luxurious finish.



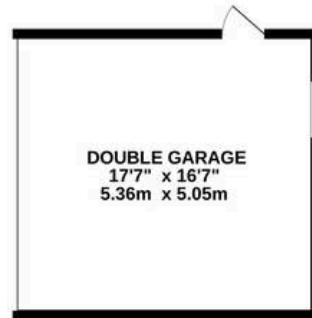
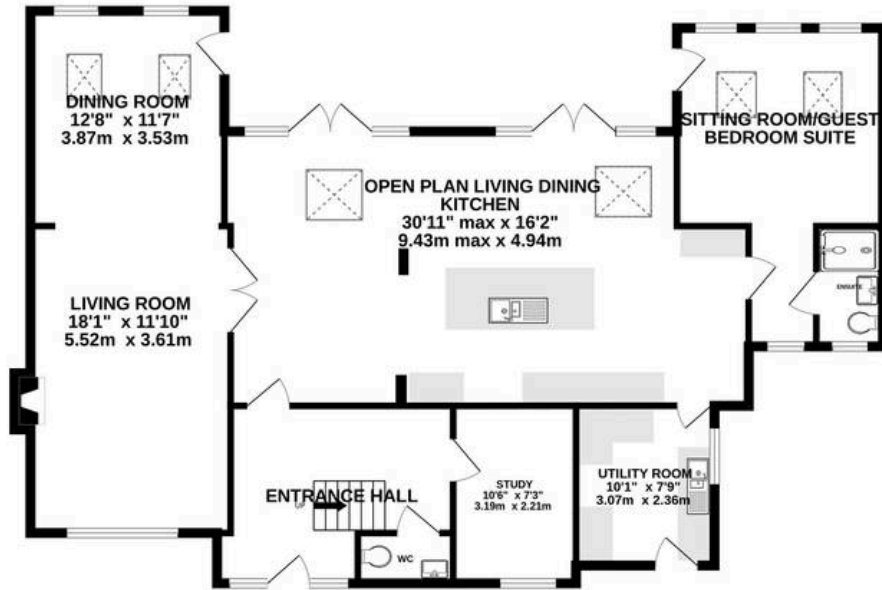
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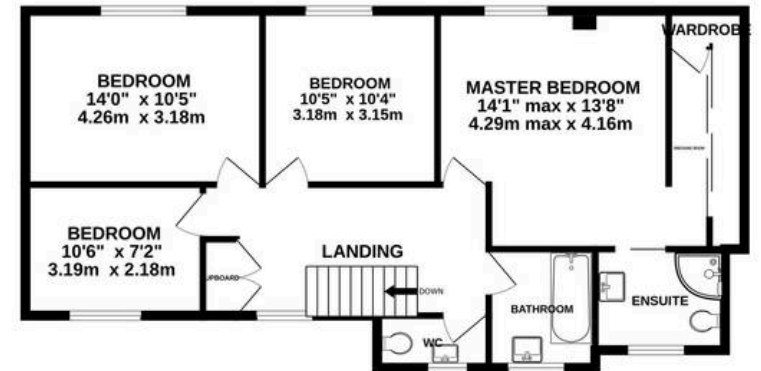
The outside space is equally impressive and has been beautifully landscaped to provide a tranquil and private retreat. The stunning, south facing rear garden is established with mature shrubs and planting, offering a delightful backdrop for outdoor entertaining or quiet relaxation. A summer house provides a charming focal point and an ideal spot to enjoy the garden throughout the seasons. There is also a concealed side courtyard, perfect for morning coffee or as a sheltered play area. The front of the property features a block paved driveway that provides ample off road parking and leads to a double garage, offering excellent storage and convenience. For those with electric vehicles, an Ohme epod 7.4kw untethered EV car charger has been installed, adding to the home's modern appeal. This outstanding property combines generous, flexible accommodation with high quality finishes and enviable outside space, all set within a sought-after village location. Early viewing is highly recommended to appreciate the lifestyle on offer.



GROUND FLOOR
1612 sq.ft. (149.8 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 2425 sq.ft. (225.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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