



Cranage
Northwich Road


IRLAM
of Knutsford



The Property

This immaculately presented four-bedroom, two-bathroom bespoke detached property has been meticulously designed and executed by the current owner to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning, open plan Living Dining Kitchen with island unit, feature fireplace, full height windows and French doors to the garden, the master bedroom suite with fitted wardrobes an en-suite shower room as well as the large Living Room with bay window and galleried landing to the first floor.

Located in an ever-popular position in the heart of Cranage village, a short drive to Holmes Chapel and Knutsford town centres whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through electric gates over a sweeping golden gravel driveway, providing more than ample parking, leading to the front entrance and integral garage. The gardens are a lovely feature of the property, being generous in proportions with a private aspect. Laid to lawn in the main with a range of well stocked borders surrounding containing a wealth of different plants and foliage, all fully enclosed by mature hedging and timber fencing with established trees. Stone flagged patio area accessed off the main reception rooms provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

From Knutsford town centre proceed along Toft Road (A50) for approx. 5.8 miles through Allstock. Turn left onto Northwich Road where the property will soon be seen.

SUMMARY OF ACCOMMODATION

- An immaculately presented, detached, bespoke property
- Located in an ever-popular position in the heart of Cranage village
- Substantial, flexible living accommodation
- Open plan living dining kitchen with integrated appliances & separate utility room
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Private gated driveway & integral garage







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Asking Price – £1,000,000

Postcode – CW4 8HL

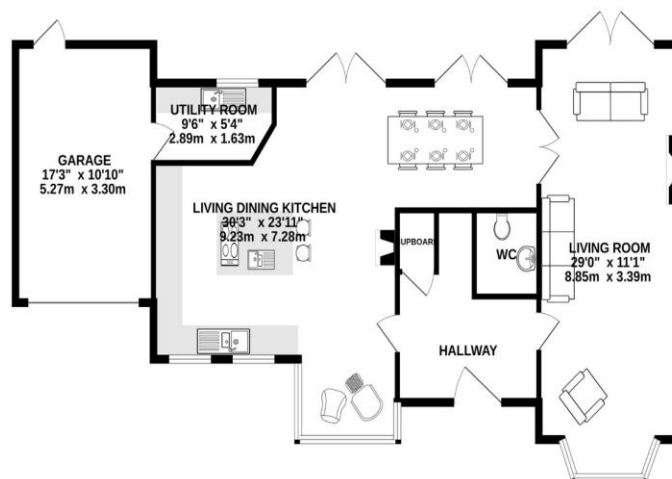
Tenure – Freehold

Local Authority - Cheshire East

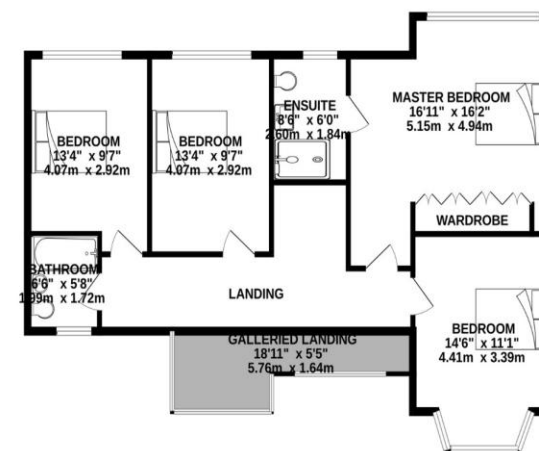
Council Tax – Band G

EPC Rating – B

GROUND FLOOR
1125 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 1997 sq.ft. (185.5 sq.m.) approx.

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