



Knutsford  
Lynton Close

  
IRLAMS  
*of Knutsford*

# Knutsford, WA16 8BH

## Lynton Close

### £675,000



### The Property

This beautifully appointed four-bedroom detached family home has been meticulously maintained and thoughtfully improved by the current owner, now offering light-filled, spacious and versatile accommodation arranged over two floors. Particular mention must be made of the breakfast kitchen, fitted with stone work surfaces, and the impressive dual-aspect living room, which enjoys an abundance of natural light and sliding doors opening onto the beautifully landscaped rear garden. The principal bedroom benefits from an ensuite shower room, while the property also offers excellent scope for further remodelling or extension, subject to relevant planning permissions.

Positioned at the head of a quiet and peaceful cul-de-sac, the property is ideally located within walking distance of the town centre, whilst also enjoying convenient access to major motorway and transport links across the North West and beyond.

The property is approached via a large block-paved driveway providing ample off-road parking and access to the integral garage

and front entrance. An open lawned garden with established planting and mature trees enhances the attractive frontage. To the rear, the delightful south-facing gardens are a particular feature of the home, enjoying a high degree of privacy. Mainly laid to lawn and bordered by beautifully stocked flowerbeds containing a wide variety of plants and mature foliage, the gardens are fully enclosed by established hedging. A flagged patio extends around the rear of the property, creating the perfect setting for al fresco dining and outdoor entertaining while enjoying the peaceful surroundings.

### Directions

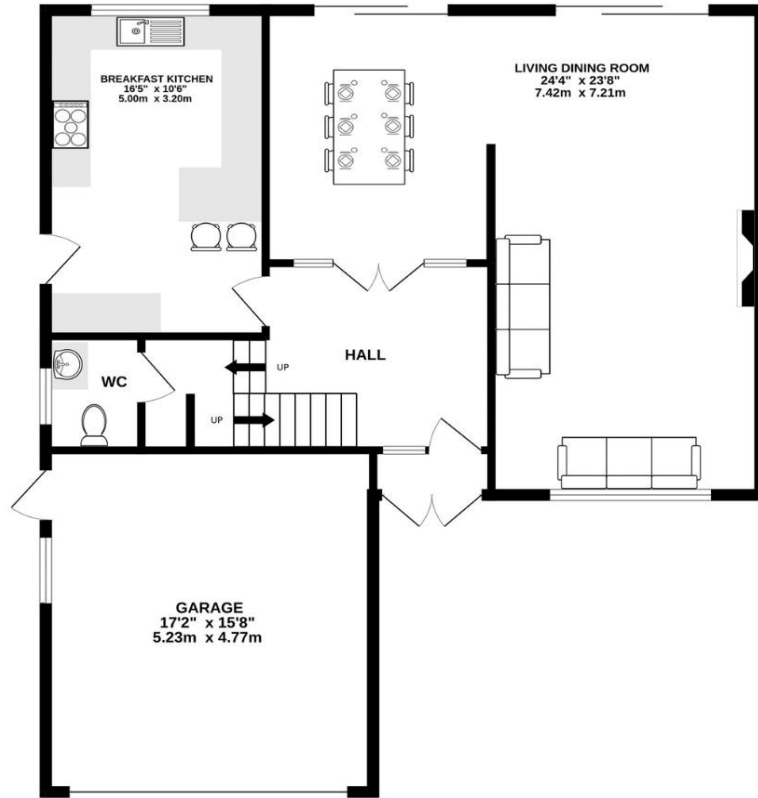
From Knutsford Town Centre proceed along Toft Road, turn left onto Adams Hill, then going past Aldi, turn left onto Mobberley Road then right onto Manor Park. Continue until you reach Higher Downs on the right hand side. Turn right onto North Downs and then turn left onto Lynton Close.

- Beautifully presented detached property situated in a lovely location
- Spacious & flexible living accommodation
- Open Plan living dining room
- Downstairs WC
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Private, enclosed garden
- Over 2000sq.ft of accommodation

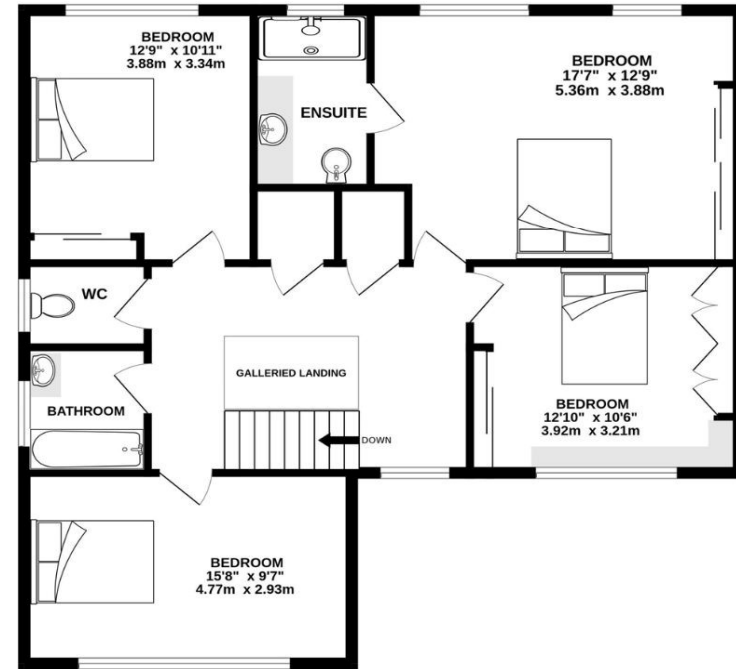
**Postcode** – WA16 8BH  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band F  
**EPC** - TBD



GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 sq.m.) approx.

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