



Lawrence Way

Knutsford

£895,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



Lawrence Way

Knutsford

Council Tax band: G

Tenure: Freehold

Services (NOT TESTED): Services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: B

Total Floor Area: 2080 sqft approx

Viewings: Viewings strictly by appointment through the agents

- Exceptional Detached Residence
- Four Double Bedrooms
- Principal Bedroom with En-Suite
- Guest Bedroom with En-Suite
- Impressive 36ft Approx. Open-Plan Living Dining Kitchen
- Kitchen with Island & Integrated Appliances
- Separate Utility Room & Ground Floor W.C.
- Elegant Bay Fronted Formal Living Room
- Private Double Driveway & Integrated Double Garage
- Air Source Heat Pump & 10-Year NHBC Warranty
- No Chain



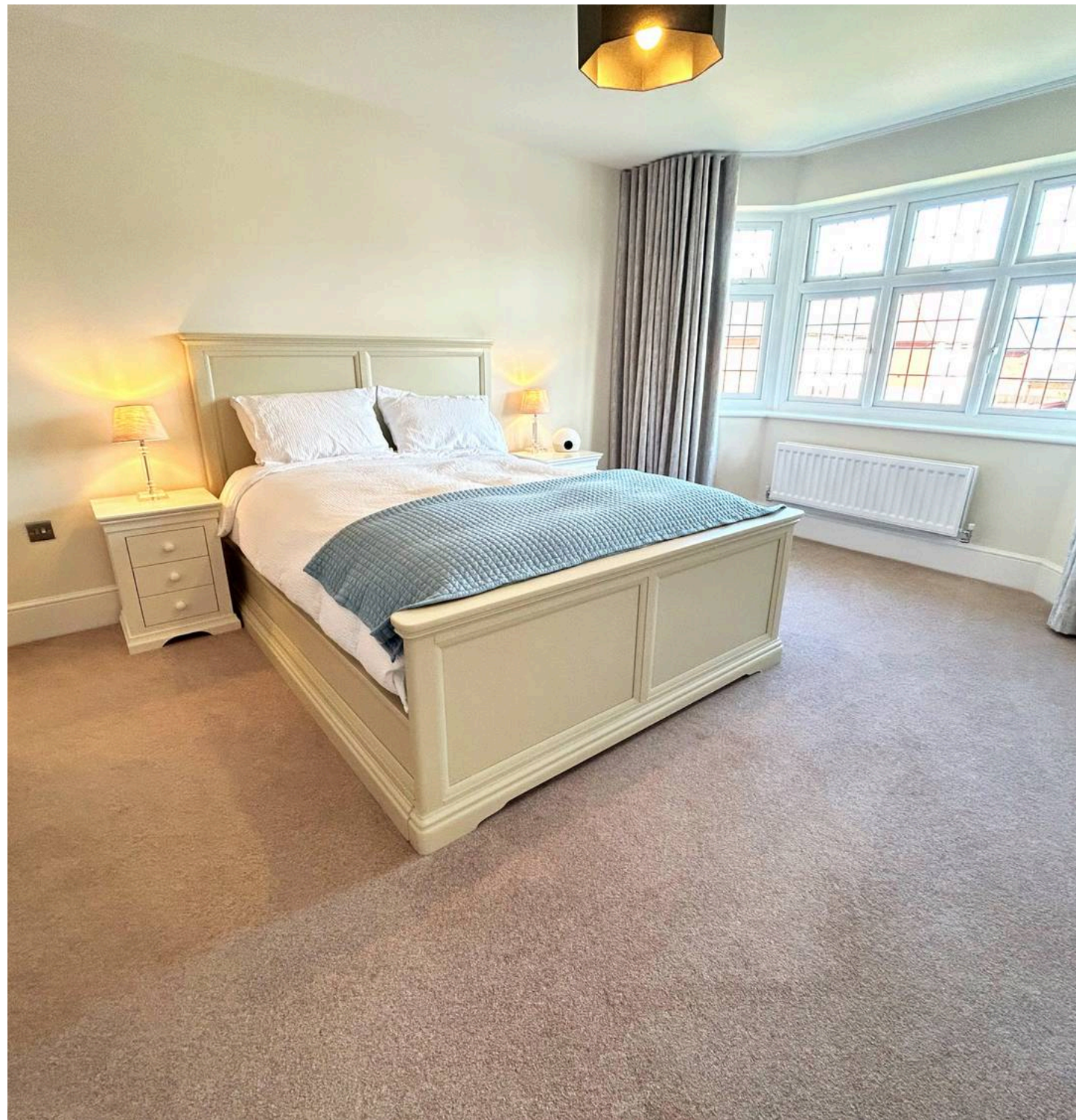
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NO CHAIN! An exceptional detached family home, beautifully positioned within the highly regarded Tabley Park development by Redrow, offering a superb blend of timeless architectural character, contemporary luxury and highly efficient modern living.

The Marthall, is an impressive four double bedroom detached residence from Redrow's celebrated Heritage Collection, designed around modern family life with generous proportions and an exceptional sense of space. Traditional detailing creates an attractive and timeless exterior, while the beautifully appointed interior delivers the style, comfort and versatility expected of a premium modern home.

At the centre of the property is the truly impressive 36ft approx. open plan living, dining and kitchen which creates an exceptional environment for family life, entertaining and relaxed gatherings. The stylish kitchen features a generous island and integrated appliances, complemented by a separate utility room. A bay-fronted formal living room provides a more intimate and elegant reception space, while the welcoming hallway and cloakroom/W.C. add further practicality.



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Upstairs, all four bedrooms are generous doubles, with the impressive principal bedroom enjoying a private en-suite and a further guest bedroom also benefiting from its own en-suite. A beautifully appointed family bathroom completes the accommodation.

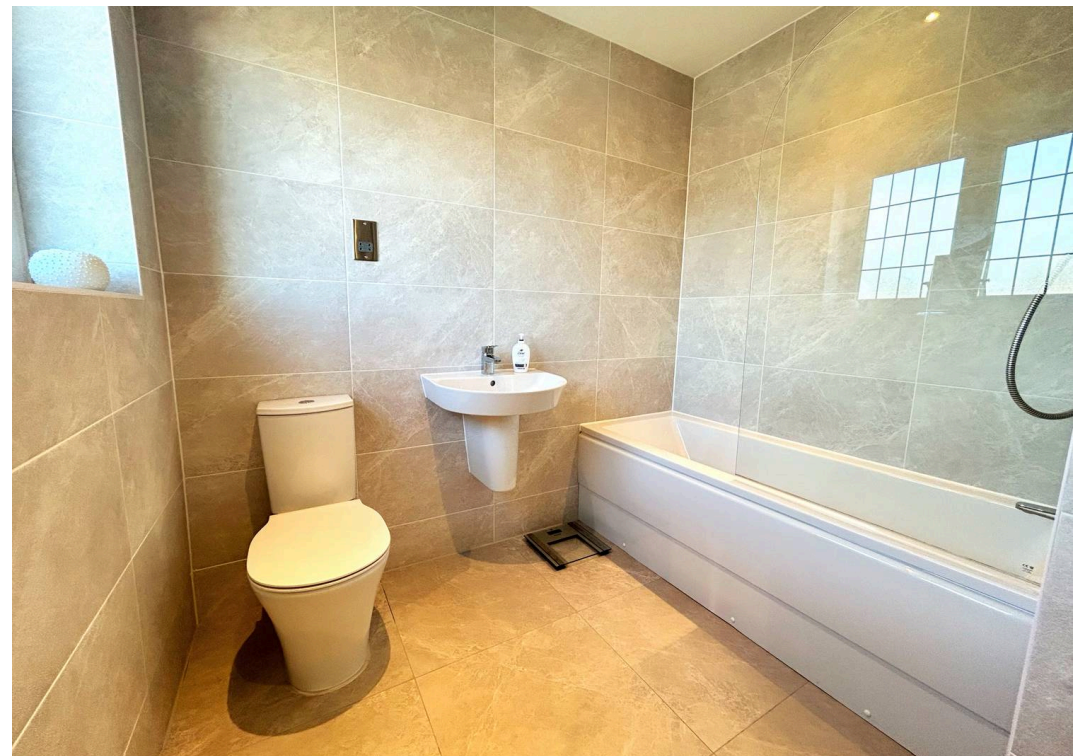
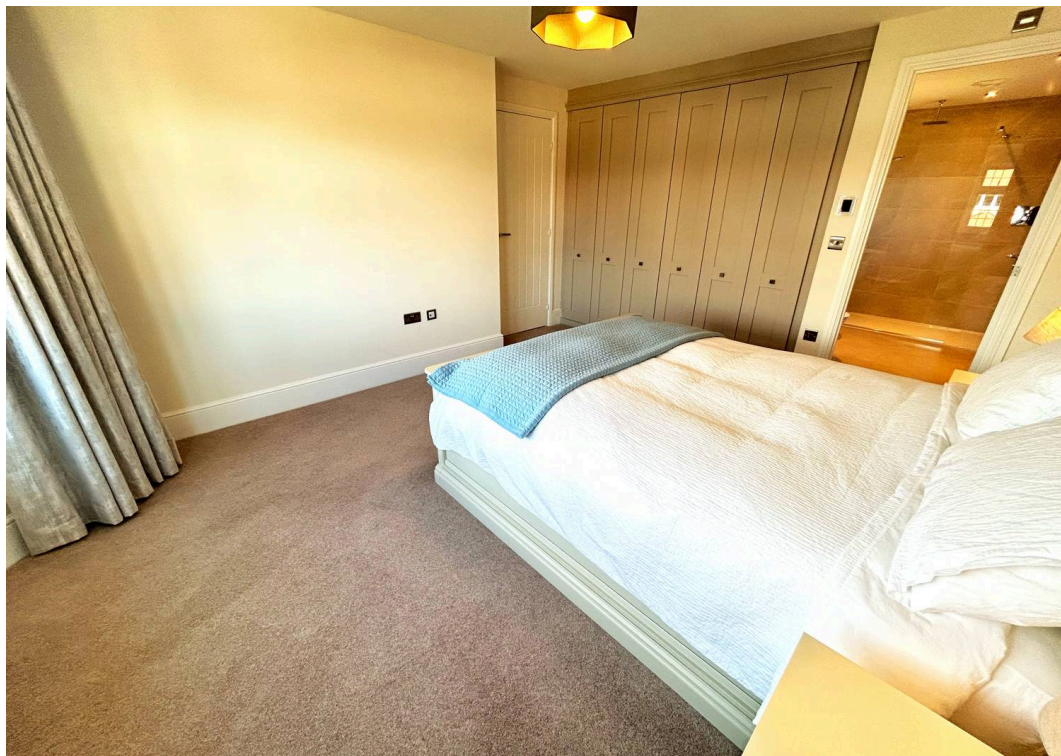
Externally, the property enjoys a private double driveway and integrated double garage, providing excellent parking and storage, while the surrounding setting adds to the appeal of this highly desirable development.

Modern efficiency has been carefully considered, with an air source heat pump helping to create a home that combines luxury with reduced energy consumption and more sustainable living. The ground floor accommodation and all three bathrooms benefit from under floor heating. The property is also protected by a 10-year approx. NHBC warranty, providing valuable additional reassurance.

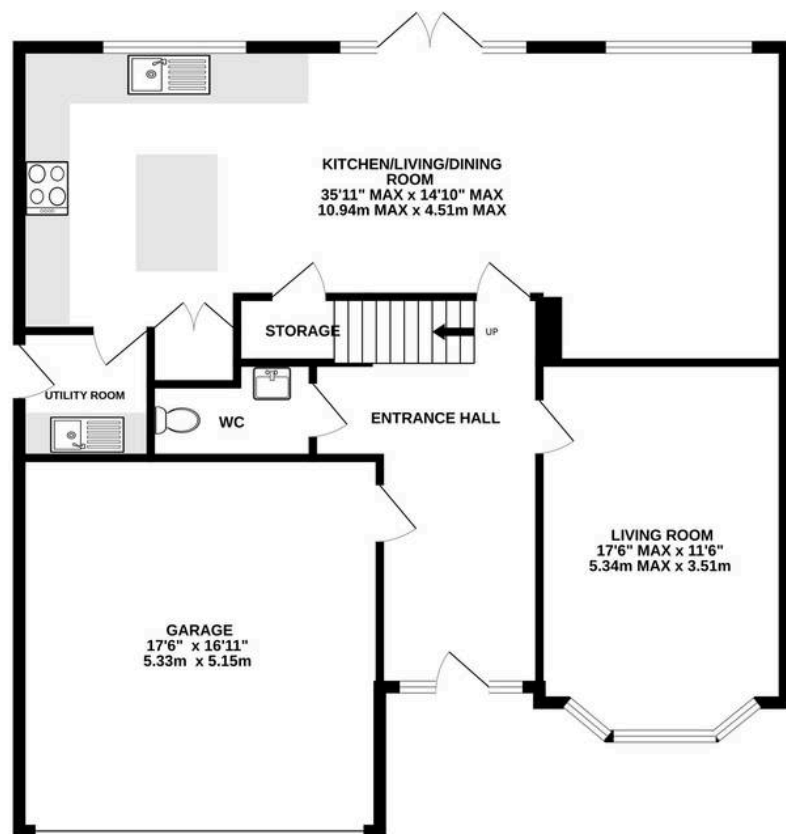
Tabley Park offers an appealing community environment, with thoughtfully planned open spaces and excellent connectivity to surrounding towns and major transport routes. With this particular style of home proving exceptionally popular, there are currently no comparable Marthall properties available within Tabley Park.

A rare opportunity to acquire one of Redrow's most impressive family home designs in this sought-after setting. An early internal inspection is highly recommended.

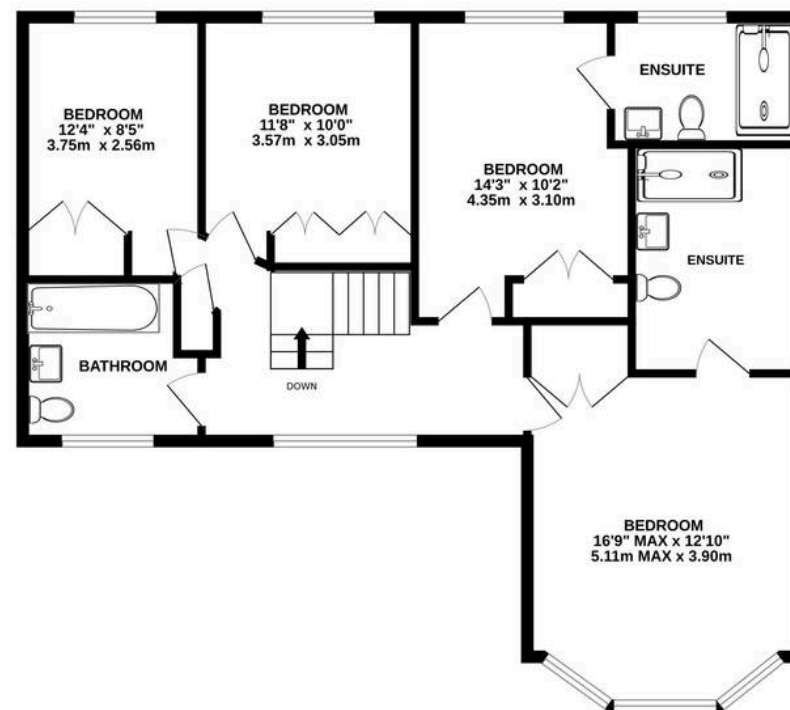




GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 2080 sq.ft. (193.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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