



Drinkwater Close

Knutsford

£575,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Knutsford

Council Tax band: E

Tenure: Freehold

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

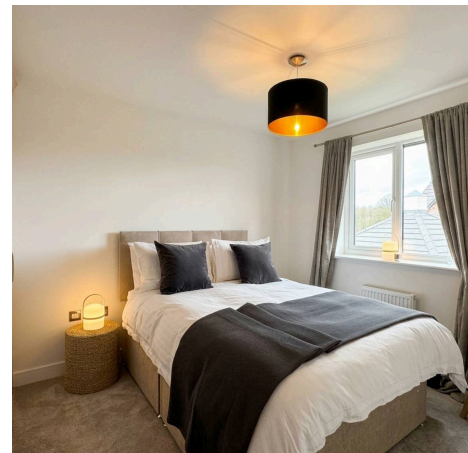
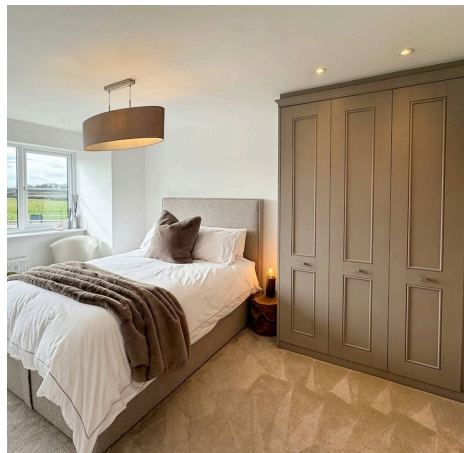
Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: B

Total Floor Area: 1182 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- One of the development's most desirable plots
- Situated on the first private road within Park Gate Village
- Beautifully presented four-bedroom detached home
- Approximately 1,200 sq ft of accommodation
- Open outlook and south-facing aspect
- Impressive open-plan kitchen/dining room
- Detached garage and generous driveway parking
- Premium Amtico herringbone flooring throughout the ground floor
- Fitted wardrobes to principal and second bedrooms
- Offered for sale with no onward chain



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Agents Note: Please be aware that the marketing images were taken prior to the start of the current tenancy agreement

Occupying one of the most desirable plots within Park Gate Village, this beautifully presented four-bedroom detached family home enjoys an enviable position on the first private road within the development. With an open outlook to the front, detached garage, generous driveway parking and an impressive specification throughout, this chain-free home represents an excellent opportunity for those seeking a modern family home in a particularly desirable setting.

Extending to approximately 1,200 sq ft, the accommodation is thoughtfully arranged over two floors. To the ground floor, the impressive open-plan kitchen and dining area provides an excellent space for both everyday living and entertaining, with a breakfast bar, integrated appliances and a useful full-height pantry cupboard. A separate utility room adds further practicality, while the bright and spacious living room enjoys a desirable south-facing aspect, creating a light and welcoming environment. A downstairs WC completes the ground floor.



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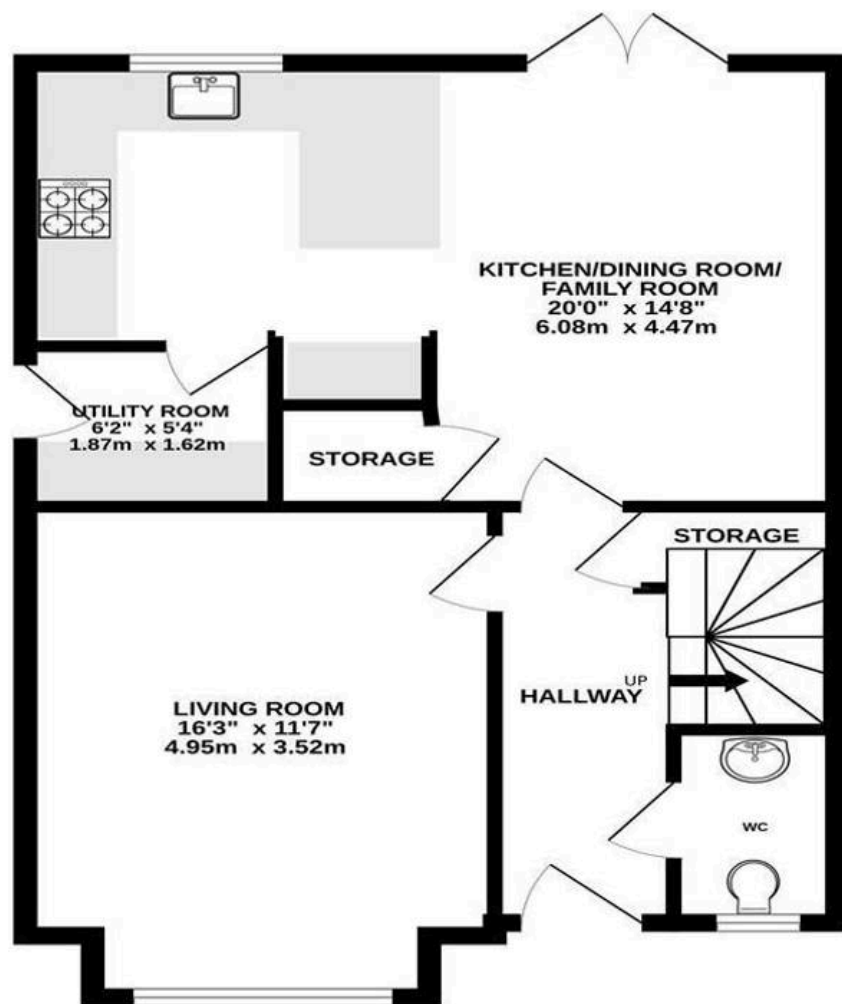
To the first floor, the generous principal bedroom enjoys a south-facing aspect and open outlook to the front, together with fitted wardrobes and a stylish en-suite shower room finished to a high specification. There are three further well-proportioned double bedrooms, with the second bedroom also benefiting from fitted wardrobes, alongside a contemporary family bathroom. Externally, the property benefits from a generous driveway providing off-road parking for two vehicles and leading to the detached garage. To the rear is a good-sized garden, providing an attractive outdoor space for relaxing and entertaining.

The property has been further enhanced by several upgrades, including premium Amtico herringbone flooring throughout the ground floor, upgraded carpets and underlay to the first floor, fitted wardrobes to the principal and second bedrooms, feature ceiling lighting and additional power sockets in key locations. All integrated appliances and white goods are included within the sale.

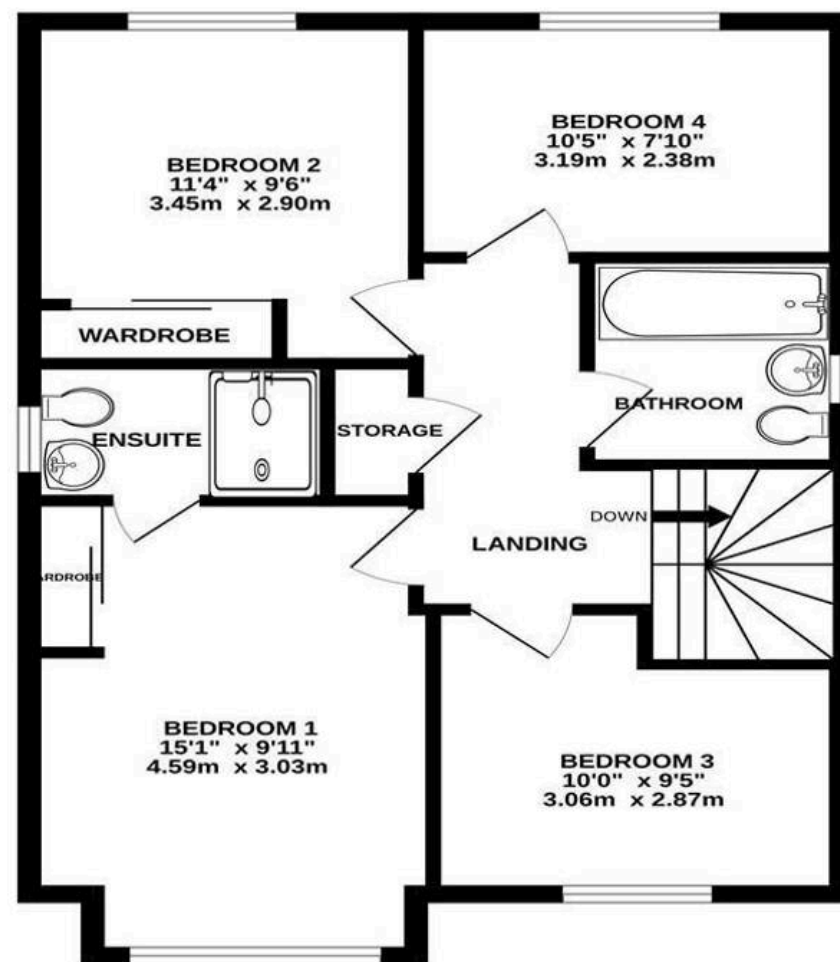
A superbly positioned modern family home, offering a high standard of presentation and specification, together with the highly desirable benefit of being offered for sale with no onward chain.



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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