



Knutsford
Delmar Road


IRLAM
of Knutsford

Knutsford, WA16 8BG

Delmar Road

£850,000



The Property

This immaculately appointed four-bedroom detached family home has been substantially extended and completely remodelled by the current owners to offer light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the impressive open-plan, hand-painted Living Dining Kitchen, with its stunning central island and bi-fold doors opening onto the landscaped rear garden. Further highlights include the master bedroom suite with modern en-suite shower room and fitted wardrobes, three additional double bedrooms, generous reception rooms, a separate study/snug and utility room. The property occupies an enviable position on a sought-after cul-de-sac, within walking distance of two fantastic primary schools. It enjoys easy and convenient access to a wide range of local amenities whilst being ideally positioned for major transport links across the North West and beyond. The property is approached over a double-width driveway providing ample off-road parking and leading to the front entrance, flanked by a lawn with feature planting and mature hedging. The rear gardens are a particularly lovely feature of the property, enjoying a private aspect towards neighbouring woodland.

Laid mainly to lawn, the garden features a range of well-stocked railway sleeper borders containing a wealth of plants and foliage, all fully enclosed by established hedging and timber fencing. Arranged over two levels, the flagged patio areas, accessed directly from the open-plan Living Dining Kitchen, provide a fantastic setting for alfresco dining, entertaining and enjoying the private aspect with family and friends.

Directions

From the roundabout in the centre of Knutsford, proceed along King Edward Road and turn left at the traffic lights onto Adams Hill passing the railway station. Proceed through the next set of traffic lights onto Brook Street taking the next turning on the left opposite the Legh Arms onto Mobberley Road. Take the first turning on the right onto Manor Park South and then take the third turning on the right onto Higher Downs. Proceed to the end of Higher Downs turning right onto North Downs and follow this onto Delmar Road.

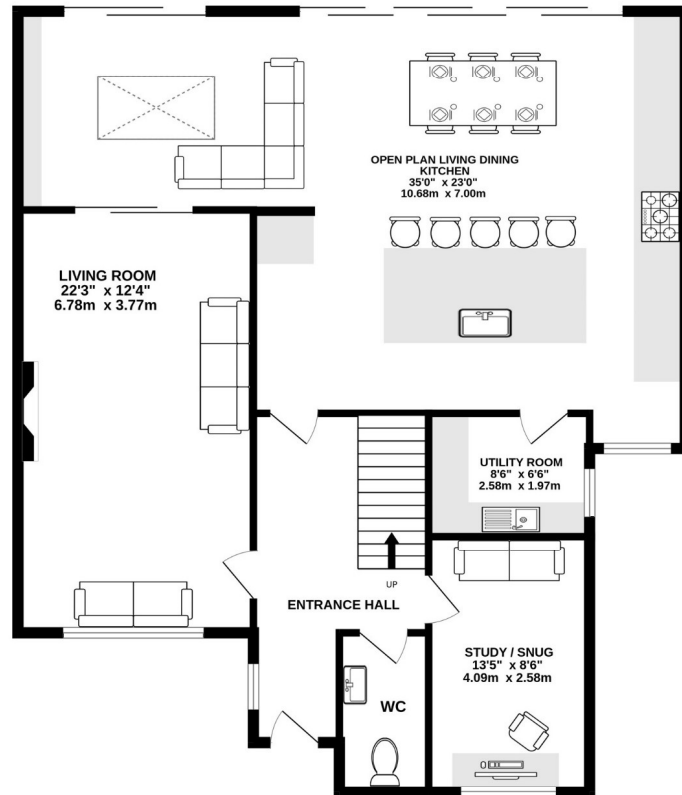


- An immaculately presented detached property
- Refurbished to a high standard
- Walking distance to Knutsford town centre & all amenities
- Stunning open plan living, dining, kitchen plus separate utility room
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Driveway providing ample off road parking
- Front & rear gardens

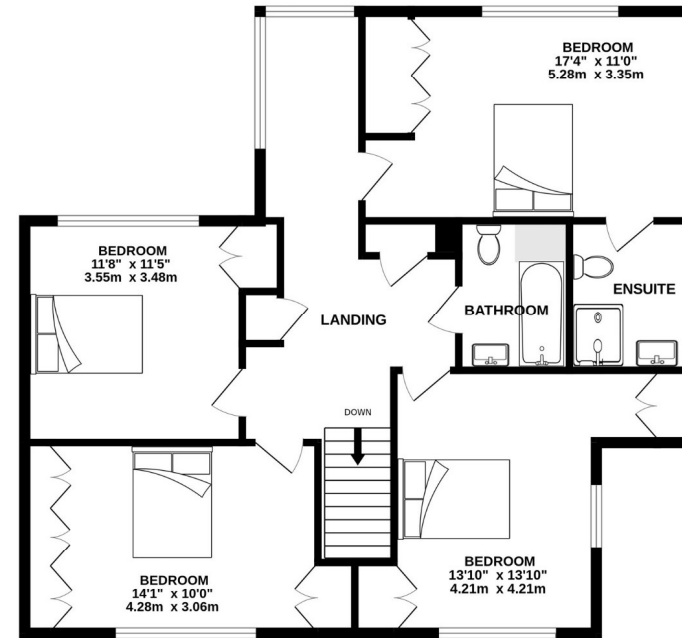
Postcode – WA16 8BG
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E



GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



1ST FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2181 sq.ft. (202.6 sq.m.) approx.

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