LEASEHOLD







House - Semi-Detached

1 MALLARD CLOSE, KNUTSFORD, WA16 8ES

£475,000

FEATURES

- Five bedroom semi-detached family home
- Generous living room with additional reception area
- Integral garage and off-road parking
- Paved patio ideal for outdoor entertaining
- Spacious and versatile living accommodation
- Close proximity to Knutsford & Tatton Park
- Beautifully maintained rear garden
- Popular Knutsford residential location

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5 Bedroom House - Semi-Detached located in Knutsford

Upon entering, a welcoming entrance hallway provides access to the principal ground-floor accommodation, with stairs rising to the first floor.

The spacious living room is a particular highlight, offering an inviting setting for both relaxation and entertaining. Generously proportioned and filled with natural light, the room comfortably accommodates a range of seating arrangements, while a feature fireplace creates an attractive focal point. An opening leads through to an additional reception area positioned towards the rear, providing further flexibility as a family sitting room, reading area or informal entertaining space.

The kitchen diner forms an excellent heart to the home, offering a practical and sociable environment for everyday family life. The kitchen is fitted with an extensive range of traditional-style cabinetry, complemented by contrasting work surfaces, integrated cooking facilities and a central peninsula providing additional preparation and storage space.

Adjoining the kitchen is a dedicated dining area, with ample room for a family dining table and chairs. A rear-facing window and glazed external door allow natural light to enter the space while providing convenient access to the garden, making this an ideal setting for family meals and entertaining during the warmer months.
Completing the ground-floor accommodation is a useful downstairs WC, while the integral garage provides valuable additional storage and practicality.

To the first floor, the property offers five bedrooms, providing excellent flexibility for families of varying sizes.
The principal bedroom is a well-proportioned double room with a large window allowing plenty of natural light. The remaining bedrooms provide a versatile combination of sleeping accommodation, with the fifth bedroom equally suited to use as a home office, nursery or study.
The family bathroom is fitted with a three-piece suite comprising a bath with shower over, pedestal wash basin and WC, complemented by tiled walls and a window providing natural ventilation.

Externally, the property continues to impress. To the front, a paved driveway provides off-road parking and access to the integral garage, while an adjoining lawn and established planting enhance the property's attractive frontage. Gated side access provides a convenient route to the rear garden.

The rear garden is a particularly appealing feature, offering a well-maintained outdoor space ideal for both families and entertaining. A paved patio & seperate decked area for outdoor dining, immediately adjoins the property provides an excellent setting for outdoor dining and seating, leading onto a generous lawn bordered by colourful established planting and mature hedging. A timber garden building offers useful additional storage, while the surrounding greenery creates a pleasant and established garden setting.

Mallard Close is conveniently positioned for the many amenities Knutsford has to offer. The town centre provides an excellent selection of independent shops, restaurants, cafés and everyday facilities, together with a range of schooling and leisure opportunities. The property is also well placed for access to the surrounding Cheshire countryside and wider transport network.

Early viewing is highly recommended.











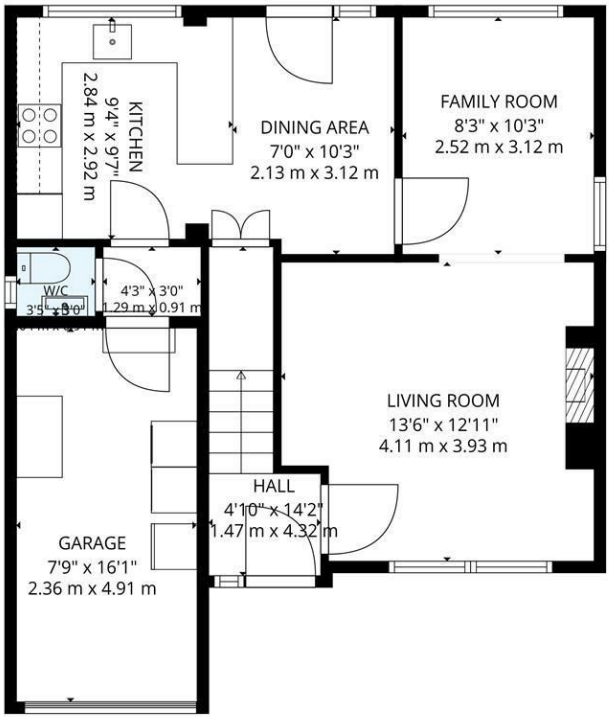
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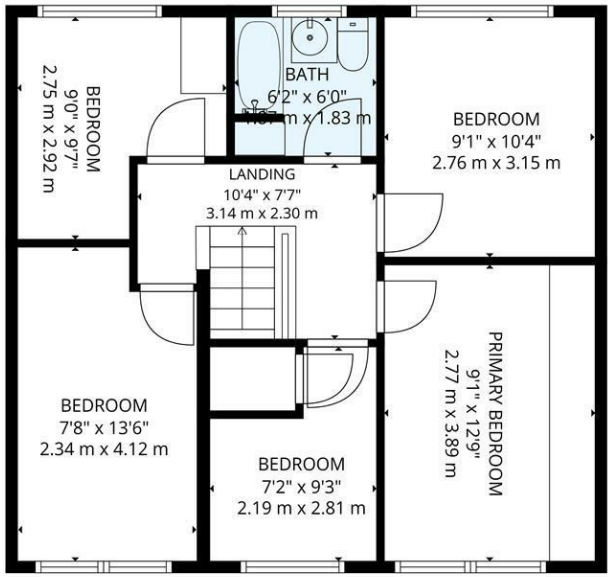








1st floor



2nd floor

TOTAL: 1084 sq. ft, 100 m2
1st floor: 500 sq. ft, 46 m2, 2nd floor: 584 sq. ft, 54 m2
EXCLUDED AREAS: GARAGE: 125 sq. ft, 12 m2, WALLS: 114 sq. ft, 11 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

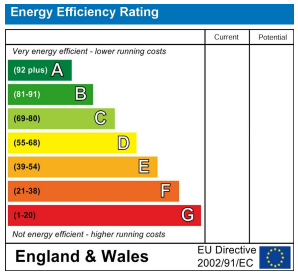
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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