



Pickmere  
Buttercup Way

  
IRLAM  
*of Knutsford*

# Pickmere, WA16 0WD

## Buttercup Way

### £825,000



### The Property

This beautifully presented five-bedroom detached family home has been lovingly maintained, improved, and remodelled by the current owner to provide flexible and spacious living accommodation in modern style. Particular mention has to be made of the recently fitted breakfast kitchen with integrated appliances and island unit with breakfast bar, the large living room with duel aspect and feature gas stove, the generous principal bedroom suite with walk-in wardrobe and beautiful four-piece en-suite bathroom as well as the private, low maintenance landscaped rear gardens. Located at the head of a quiet cul-de-sac on a popular development of similar properties, a short walk to the village centre and Pickmere Lake as well as being ideally positioned for all major network links to the Northwest and beyond. The property is approached over a double width block paved driveway leading to the front entrance and double garage. The rear gardens are a lovely feature of the property, being generous in proportions with a private aspect.

Laid to lawn in the main with well stocked borders surrounding, all retained by timber fencing, mature hedging and trees. Flagged stone patio areas sweep around the rear of the property, perfect for alfresco dining and enjoying the pleasant aspect with family and friends.

### Directions

From Knutsford Town Centre proceed along Northwich Road (A5033) to its end. Turn left onto A556 towards Northwich and then turn off on the right towards Lostock Gralam. Then immediately right turning back on oneself on the A556. Take the next left into Linnards Lane and at the crossroads in Higher Wincham turn right onto Pickmere Lane (B5391). Turn left onto Park Lane passing The Red Lion public house. Turn left into Clover Drive and follow the road round and turn right into Buttercup Way (DUE TO CURRENT ROADWORKS THIS IS PROBABLY THE BEST DIVERSION ROUTE FROM KNUTSFORD)

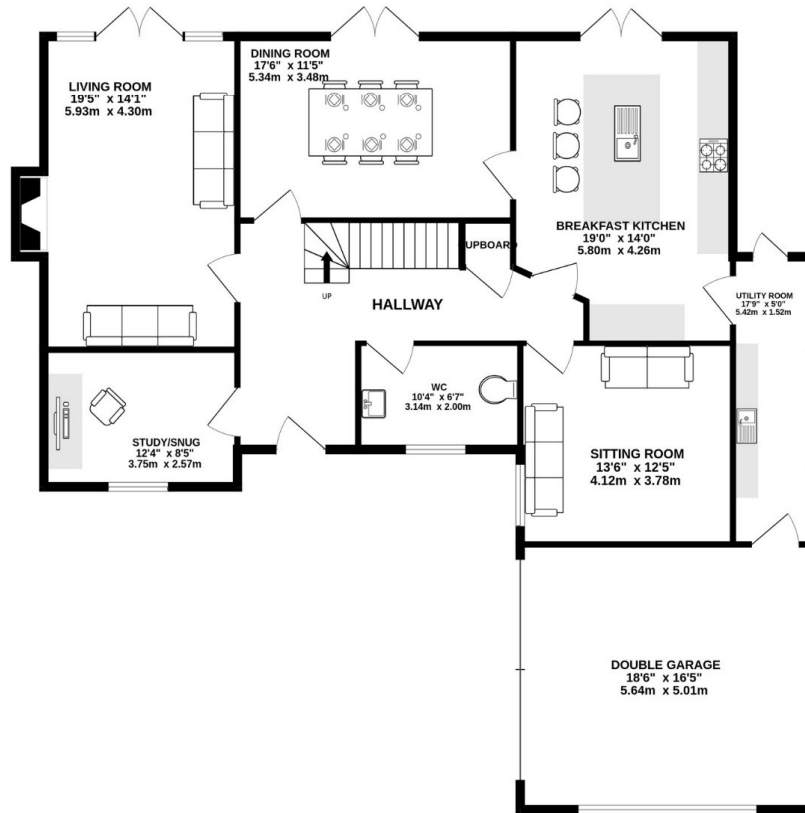


- Beautifully presented detached property situated in a lovely location
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Five generous bedrooms
- Three bathrooms (two en-suite)
- Generous, private, enclosed garden
- Driveway providing ample off road parking
- Double garage

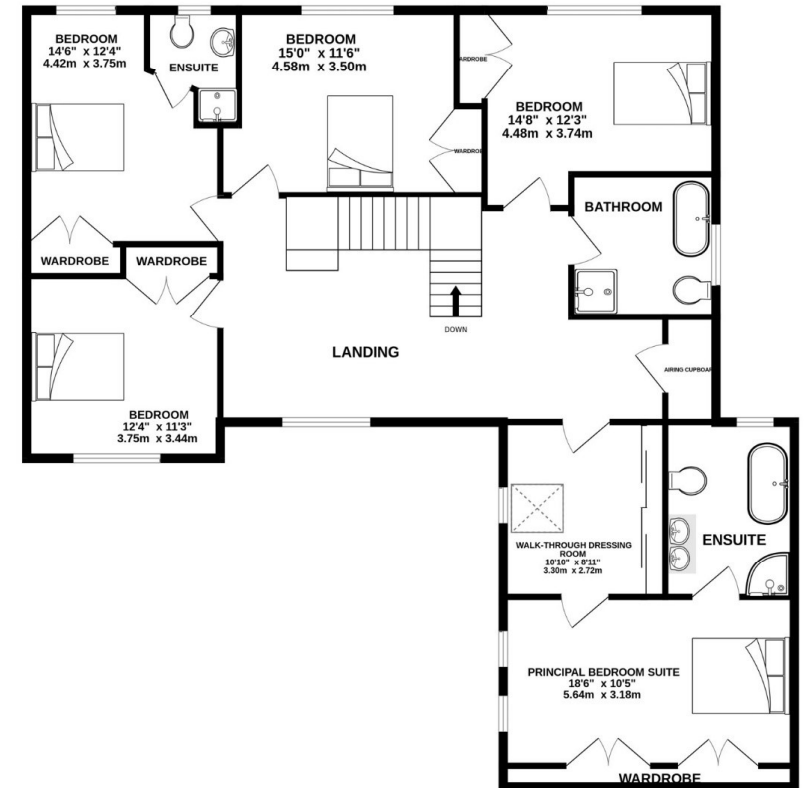
**Postcode** – WA16 0WD  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band G  
**EPC** - TBC



**GROUND FLOOR**  
1623 sq.ft. (150.7 sq.m.) approx.



**1ST FLOOR**  
1563 sq.ft. (145.2 sq.m.) approx.



**TOTAL FLOOR AREA : 3186 sq.ft. (296.0 sq.m.) approx.**

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