



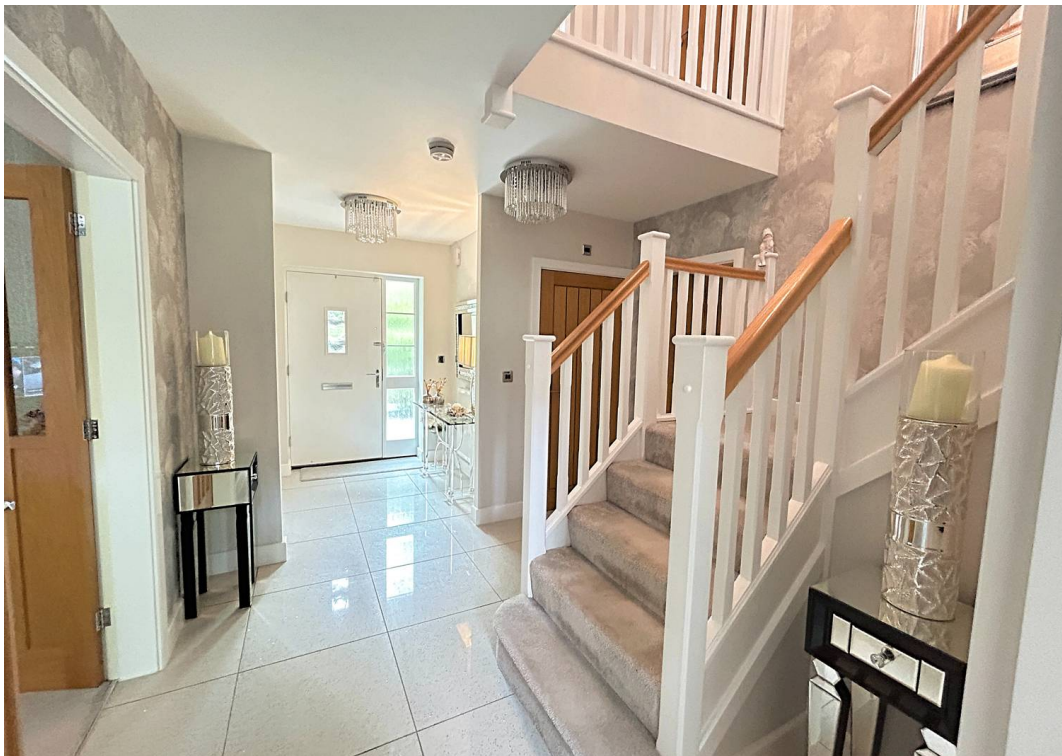
4 Blackberry Gardens, Goostrey, CW4 8FU

£875,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 Blackberry Gardens

Goostrey

Stunning five-bed detached home in Blackberry Gardens. Three receptions, vaulted breakfast room, two en-suites, flexible double garage, low-maintenance gardens, ample parking, and immaculate décor.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

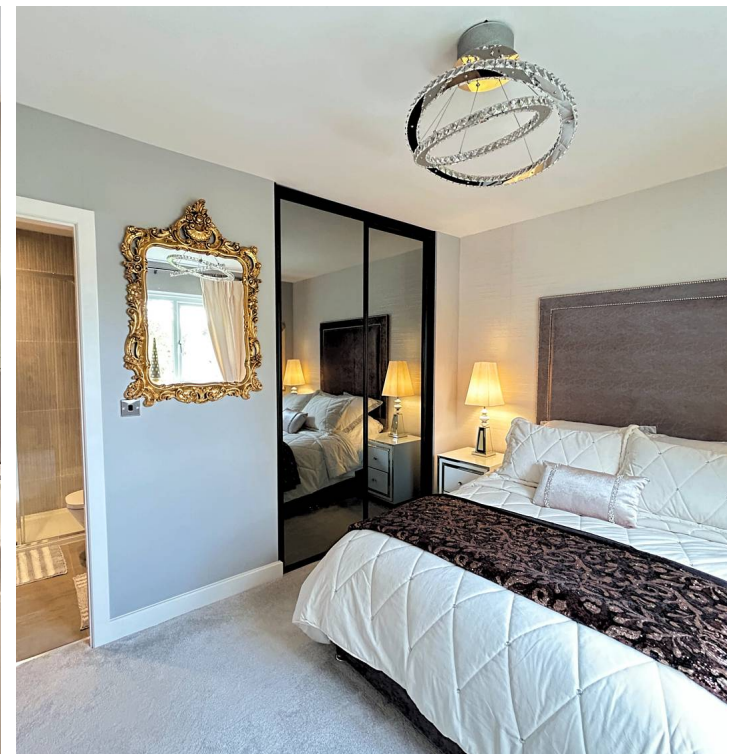
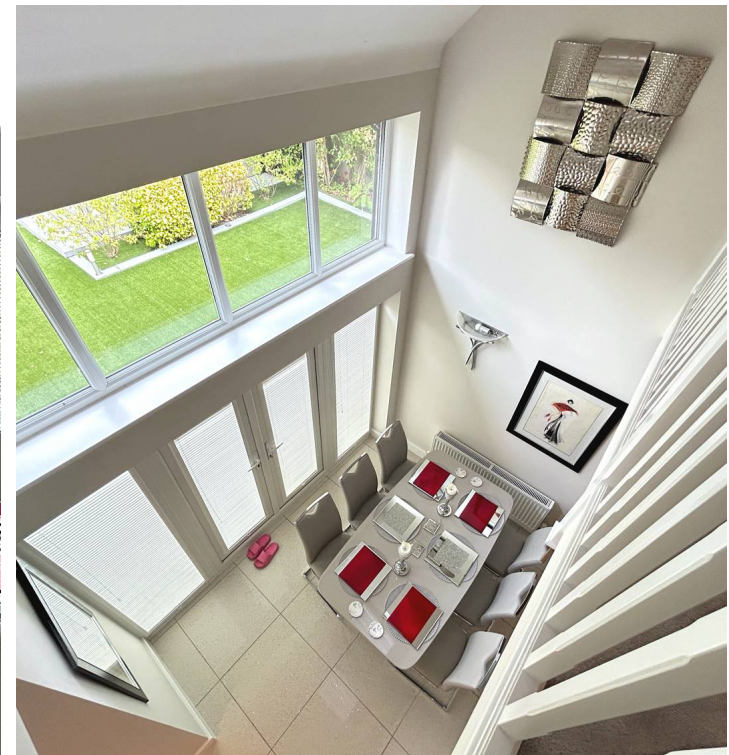
- An absolutely stunning detached freehold family home at the front of this sought after development
- Tastefully decorated and beautifully presented throughout to a high standard
- Offering flexible and versatile living accommodation with three reception areas, breakfast room with vaulted ceiling, kitchen and utility
- Five well presented double bedrooms located off the mezzanine galleried landing
- Three bathrooms, two of which are en-suite to bedrooms one and two
- Set back off Blackberry Gardens with a driveway to the side providing ample off road parking
- Decorative wrought iron fencing and gates to the front and side
- low maintenance private gardens to the front and rear
- Former showhome - the double garage used to be the sales office which would make an ideal home office, studio, beauty room, gym or could be converted back to a garage
- Garage also has a separate WC and kitchenette with sink unit



4 Blackberry Gardens

Goostrey

An absolutely stunning five-bedroom detached family home, this former showhome occupies a prominent position at the front of the highly sought-after Blackberry Gardens development. Freehold and offering exceptional kerb appeal, the property is beautifully presented throughout, with tasteful décor and high-quality finishes in every room. Entering the home, you are greeted by a spacious hallway leading to three versatile reception areas, ideal for both formal entertaining and relaxed family living. The breakfast room, featuring an impressive vaulted ceiling, flows seamlessly into the well-appointed kitchen, which is complemented by a separate utility room. Upstairs, five generously proportioned double bedrooms are arranged off a striking mezzanine galleried landing. The principal and second bedrooms each enjoy the luxury of en-suite bathrooms, while a stylish family bathroom serves the remaining bedrooms. The property is set back from the road, with decorative wrought iron fencing and gates providing both privacy and a touch of elegance. A driveway to the side offers ample off-road parking. The double garage, once the development's sales office, is currently configured as a flexible space with a separate WC and a kitchenette (including a sink unit), making it ideal for use as a home office, studio, beauty room, gym, or easily converted back to a garage if desired.

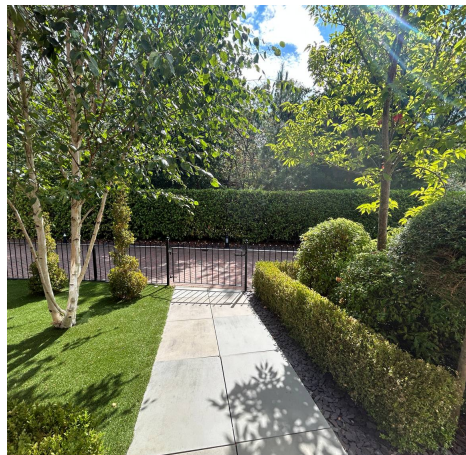




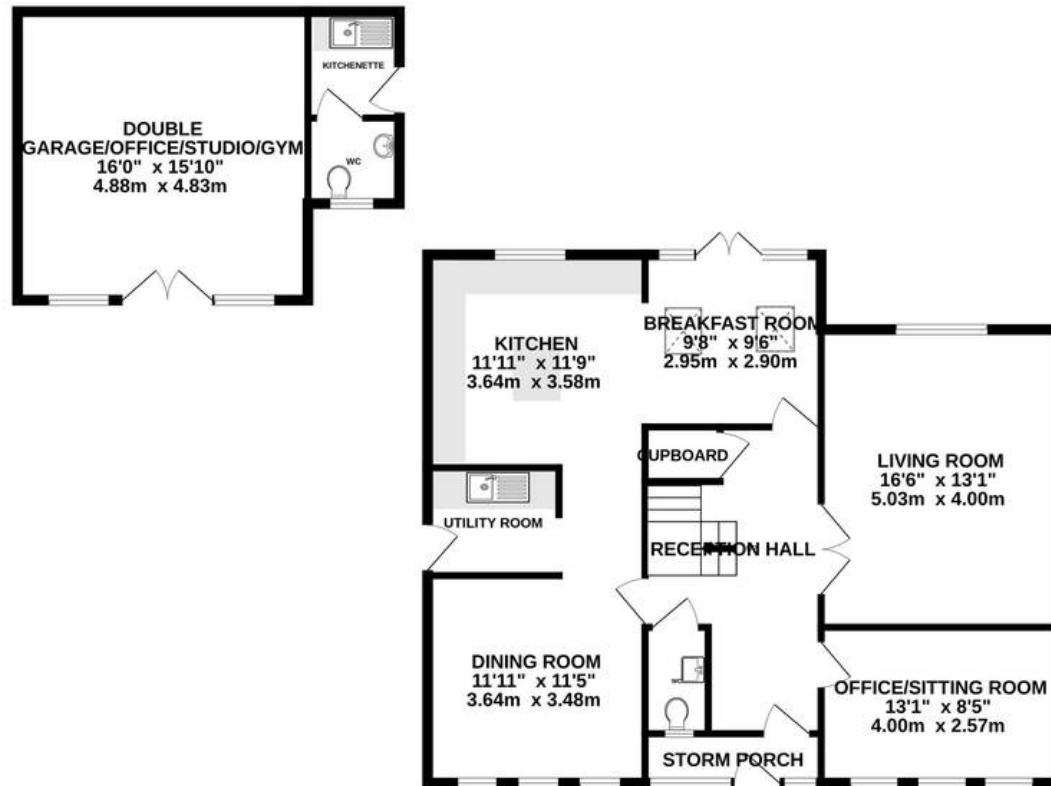
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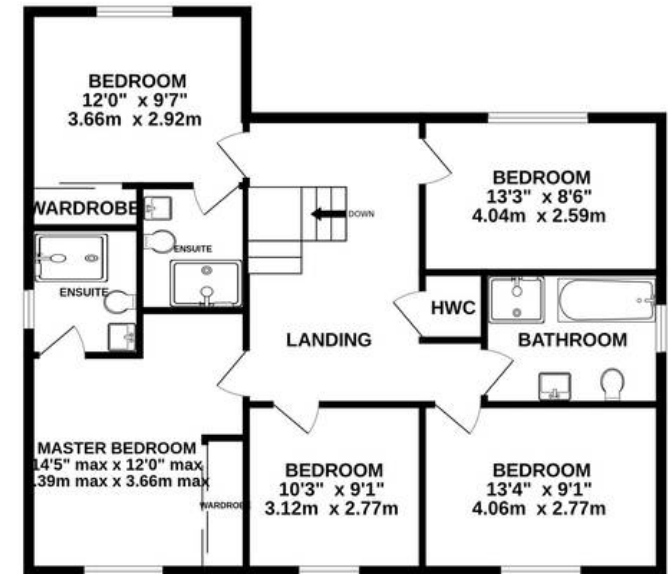
The outside space is thoughtfully designed for both practicality and enjoyment. To the front, low-maintenance gardens are enclosed by attractive wrought iron fencing, creating a welcoming approach and a secure environment for children or pets. The private rear garden is similarly low-maintenance, offering a tranquil retreat with paved and astro turf areas, perfect for outdoor dining and entertaining. Mature planting provides year-round interest and a sense of seclusion, while the layout ensures ease of upkeep for busy families. The driveway to the side of the property allows for multiple vehicles to be parked off-road, and the gated access to the garden enhances both security and convenience. Whether you are looking for a peaceful space to relax, a safe area for children to play, or a stylish setting for summer gatherings, the gardens and external areas of this exceptional home are sure to impress. With its flexible accommodation, immaculate presentation, and enviable position within Blackberry Gardens, this is a rare opportunity to acquire a truly special family residence.



GROUND FLOOR
1260 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
936 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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