



**GASCOIGNE  
HALMAN**

21 BRANDEN DRIVE, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT



## 21 BRANDEN DRIVE, KNUTSFORD

A well-presented, beautifully appointed and generously proportioned four-bedroom, two-bathroom detached family home, further enhanced by the addition of roof-mounted solar panels - delivering improved energy efficiency, lower utility costs and protection against rising energy prices.

Enjoying a private, landscaped rear garden ideal for both entertaining and family life, the property is perfectly positioned within a peaceful, family-friendly cul-de-sac just a short walk from the vibrant town centre and Tatton Park.

Thoughtfully upgraded by the current owner, an internal viewing will reveal; welcoming entrance hallway with a downstairs W.C. and a recently updated open-plan living dining kitchen with contemporary high-gloss units and integrated appliances, creating a sociable and functional heart of the home. To the rear, a generously proportioned living room is filled with natural light and features recently installed patio doors opening onto the porcelain-tiled entertaining terrace and gazebo. The room is further enhanced by an increasingly popular bespoke media wall. Agent note: The bespoke fitted TV is available by separate negotiation.

To the first floor are four well-proportioned bedrooms, providing excellent family sized accommodation. The principal bedroom benefits from a well-appointed en-suite shower room with wash basin, while the remaining bedrooms are served by a luxuriously appointed three-piece family bathroom, which also features a separate walk-in shower.

Externally, the property continues to impress. A well-tended front lawn is complemented by a recently upgraded driveway providing ample off-road parking and leading to a detached garage, which offers scope for conversion (subject to the necessary consents).

The landscaped rear garden provides a high degree of privacy and has been designed with both families and entertaining in mind. Extensive porcelain tiling extends beneath a fixed gazebo with adjustable roof slats, creating an excellent all-weather seating area. A detached wooden garden shed provides additional storage. Finally, a large playing field adjoins the road, making this an ideal setting for families and dog owners alike.



## **DIRECTIONS**

SAT NAV: WA16 8EJ

## **LOCATION**

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

## **TENURE**

Freehold

## **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## **LOCAL AUTHORITY**

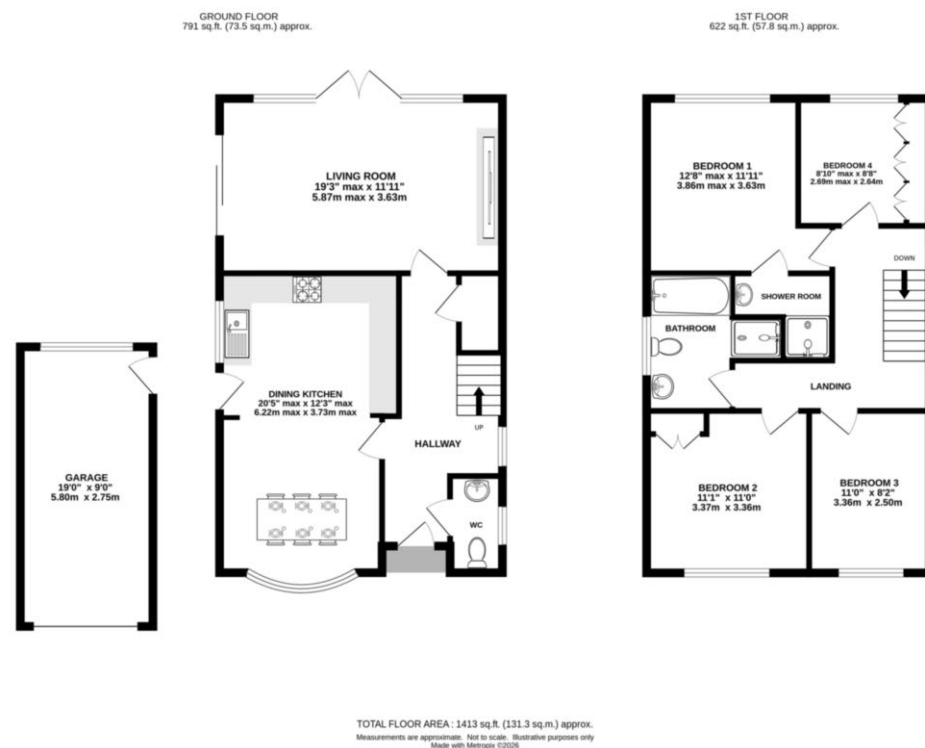
Cheshire East Council Tax Band E

## **TOTAL FLOOR AREA**

1413 SQ FT Approx

## **VIEWINGS**

Viewing strictly by appointment through the Agents.



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## KNUTSFORD OFFICE

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