



Chelford
Smallbrook Close


IRLAMS
of Knutsford



Chelford, SK11 9GH

Smallbrook Close

Asking Price £585,000



The Property

This immaculately presented four-bedroom detached family home has been lovingly maintained and improved over the years to provide light, spacious and flexible living accommodation over two floors. Constructed to exacting standards by multi award-winning developer, David Wilson Homes, this home remains in beautiful condition. Particular mention must be made of the modern open plan dining kitchen with quality integrated appliances, French doors leading out to the large rear garden, the spacious living room with bay window, the recently converted family room, the master bedroom with fitted wardrobes and en-suite shower room as well as the position within the development.

Located at the head of a quiet and peaceful cul-de-sac, this home occupies arguably one of the best plots on the development and is located within the heart of Chelford village and is well within walking distance to all amenities including the local primary school whilst being in easy reach of all major network links to the North West

and beyond. The property is approached over a double width tarmac driveway leading to the front entrance, flanked by a lawned front garden. The rear gardens are laid to lawn in the main and are fully enclosed by wood lap fencing and mature hedging. A patio is accessed from the dining kitchen and a further seating area at the head of the garden provides the perfect spot for alfresco dining with family and friends whilst enjoying the private aspect.

Directions

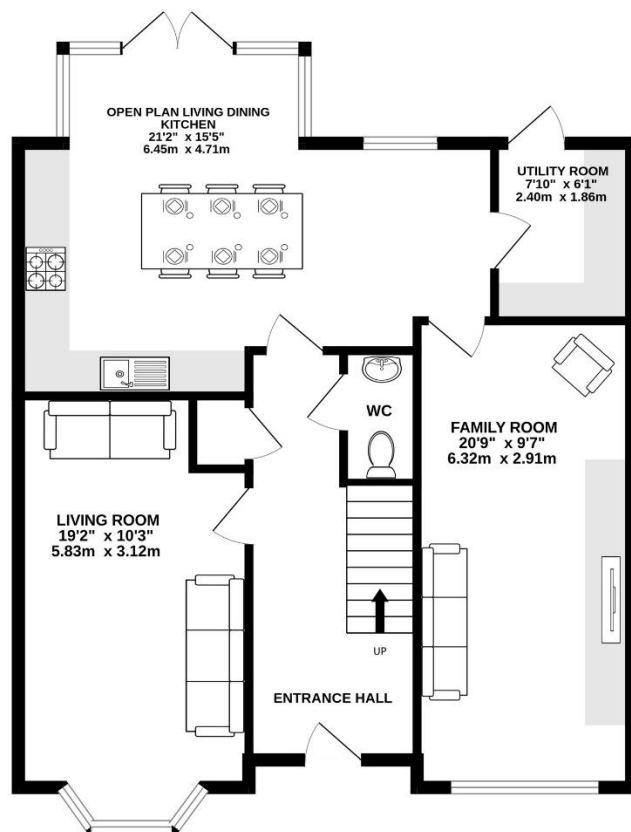
From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the railway station. Continue through the traffic lights onto the A537 signed Chelford and proceed through Ollerton. On entering Chelford just past Chelford Farm Supplies on your right, turn left into Dixon Drive then enter Meadow End Road. Continue the left into Smallbrook Close where the property will soon be seen on your right hand side.

- Immaculately presented detached family home
- Spacious, flexible & modern living accommodation
- Living Dining Kitchen with separate utility room
- Newly Converted Family Room
- Downstairs WC
- Four generous double bedrooms
- Two bathrooms (one en-suite)
- Lovely private rear garden
- Driveway & EV charging point

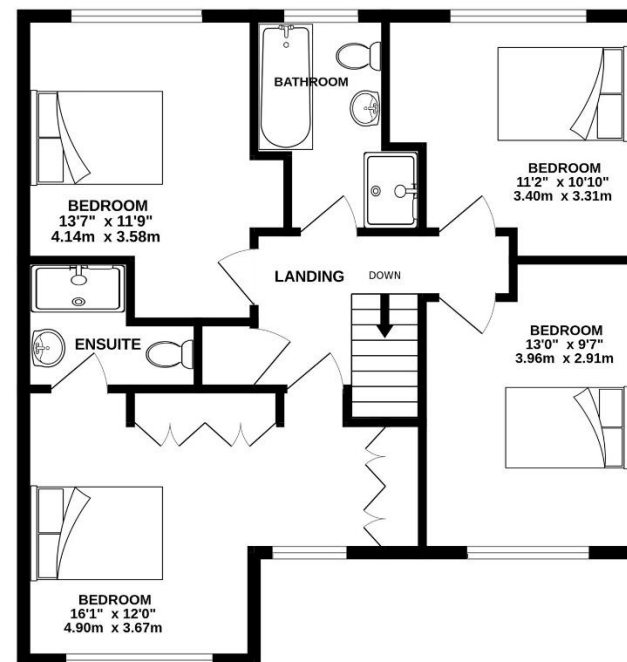
Postcode – SK11 9GH
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band F
EPC - B



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.
- (d) We believe the information above to be accurate at the point it was obtained however you may wish to make a final check with your Solicitor or with us in respect of anything above you feel crucial before you proceed with the purchase of this property.


IRLAMs
of Knutsford