



Knutsford  
Hamman Drive





# Knutsford, WA16 8FN

## Hamman Drive

### £475,000



### The Property

This immaculately presented three-bedroom, two-bathroom modern, detached property, constructed in 2023 by renowned builders Bellway Homes, has been sympathetically improved by the current owner to now provide well balanced, light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning, open plan Living Dining Kitchen with Amtico flooring, fitted appliances, stone worktops and French doors to the landscaped garden, the master bedroom with fitted wardrobes and en-suite shower room as well as the beautifully appointed family bathroom, dual aspect lounge with feature electric stove and fitted wardrobes to all bedrooms.

Located in a lovely position on the development and not overlooked at the front situated on the edge of the town, walking distance to all local amenities, whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over flagged pathway, flanked by lawned garden to either side with well stocked borders and large, block paved driveway to one side leading to detached garage. The rear gardens are a lovely feature of the property being generous in proportions and landscaped for ease of maintenance. Laid to Astroturf lawn in the main with flagged pathways surrounding and feature planting, all fully enclosed by wood lap fencing. Large, flagged patio area, accessed off the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

### Directions

From the roundabout at Canute Square travel along King Edward Road (A50) turning left at the traffic lights passing the rail station on your left. At the next lights turn left up Hollow lane onto Mobberley Road. Just past the Fire Station turn left onto Parkgate & continue after passing the local shops round to the development and Hamman Drive where the property will soon be seen on your left.

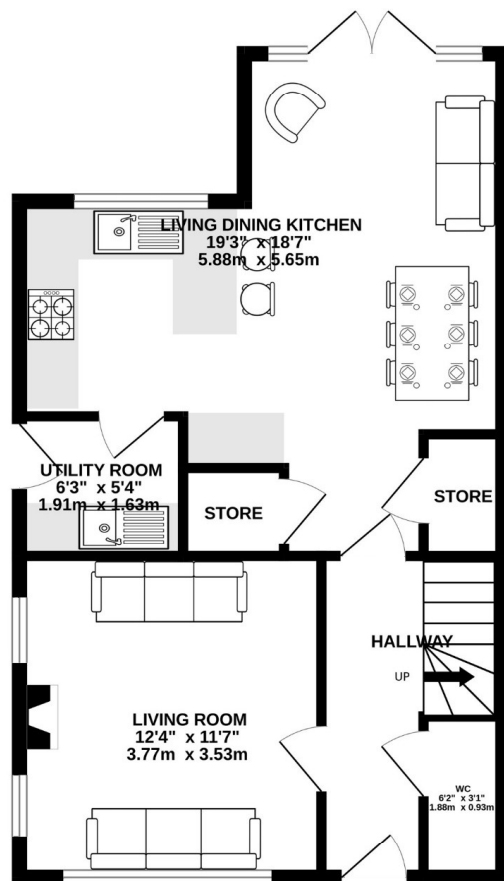


- Immaculately presented detached property
- Spacious & flexible living accommodation
- Living dining kitchen with integrated appliances & separate utility room
- Cloakroom/Downstairs WC
- Three bedrooms with fitted wardrobes
- Two bathrooms (one en-suite)
- Enclosed low maintenance rear garden
- Ample off road parking
- Detached garage

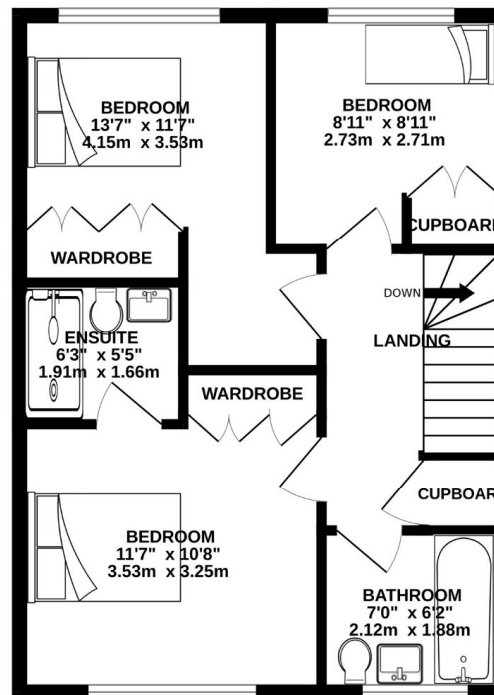
**Postcode** – WA16 8FN  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band D  
**EPC** - B



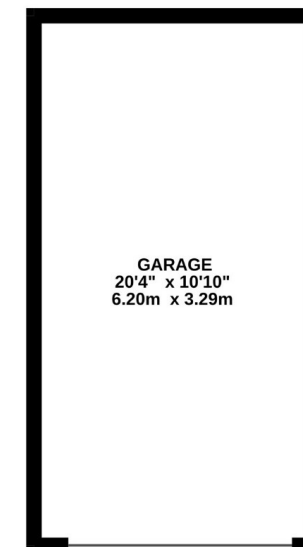
GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



EXTERNALLY  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.9 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.  
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