



Knutsford
Hamman Drive

 IRLAMS
of Knutsford



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.

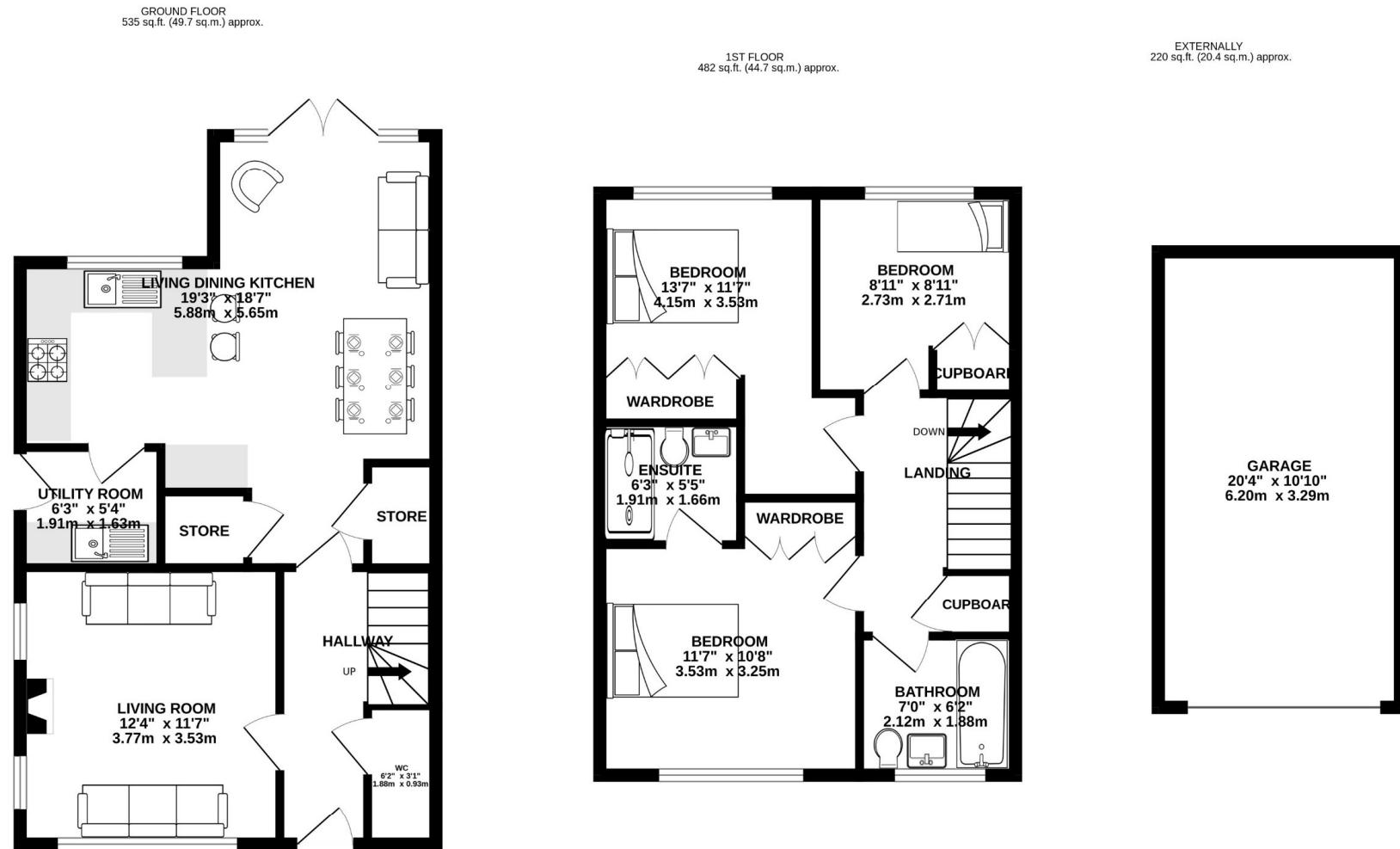
Knutsford, WA16 8FN
Hamman Drive
£475,000



- 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





TOTAL FLOOR AREA : 1236 sq.ft. (114.9 sq.m.) approx.

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