



**GASCOIGNE
HALMAN**

DIXON DRIVE, CHELFORD

THE AREAS LEADING ESTATE AGENT



DIXON DRIVE, CHELFORD

A stunning four bedroom detached family home, beautifully positioned within a modern development by David Wilson Homes and significantly enhanced with a series of high-quality upgrades throughout.

This impressive property has been thoughtfully improved to create a stylish and contemporary living environment, most notably with the installation of a premium German kitchen by Rempp Küchen. Designed with both aesthetics and functionality in mind, the refitted dining kitchen features sleek cabinetry, quality work surfaces and a range of integrated appliances by Siemens and AEG, providing a superb space for everyday family life and entertaining alike. Owing to its desirable south-facing aspect, the feature bay with French doors is enhanced by light-reflecting privacy glass, allowing natural light to flood the room while maintaining discretion.

Further upgrades include Karndean flooring, refitted vanity units to both the family bathroom and en-suite, together with a refitted utility room finished to the same exacting standard. Built-in fitted wardrobes have been installed to all four bedrooms, ensuring excellent storage solutions throughout.

The accommodation briefly comprises a welcoming hallway with a well-appointed downstairs W.C., a spacious bay-fronted living room with feature fireplace, and the impressive open-plan dining kitchen with separate utility room.

To the first floor, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. The remaining three double bedrooms also feature fitted wardrobes and are served by a well-appointed three-piece family bathroom, complemented by an additional walk-in shower.

Externally, the property is further enhanced by low-maintenance, thoughtfully designed front and south-facing rear gardens with artificial lawn, ideal for families and pet lovers alike. The rear garden also benefits from a fixed awning, perfect for outdoor entertaining during the summer months. A driveway provides ample off-road parking and leads to an integral garage.

An internal viewing is highly recommended to fully appreciate this exceptional 'turn-key' home, all located within walking distance of Chelford Primary School, Medical Centre, and Train Station for easy access into Manchester City Centre and Airport.



DIRECTIONS

SAT NAV: SK11 9BU

LOCATION

Within flat walking distance of Chelford village centre where there is an excellent butcher, convenience store and The Edgerton Arms pub. There is a tremendous community spirit which has been enhanced by the relocation of the primary school. State and private schools are available in nearby Knutsford, Macclesfield, Twemlow, Wilmslow, Holmes Chapel and Alderley Edge, most of which are accessible by school buses or trains. Chelford rail station is situated on the Manchester to London Commuter line, making travel into Manchester very simple. Manchester International Airport is just a short drive away, as are connections to the M6.

TENURE

Freehold

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band: F

ENERGY PERFORMANCE RATING

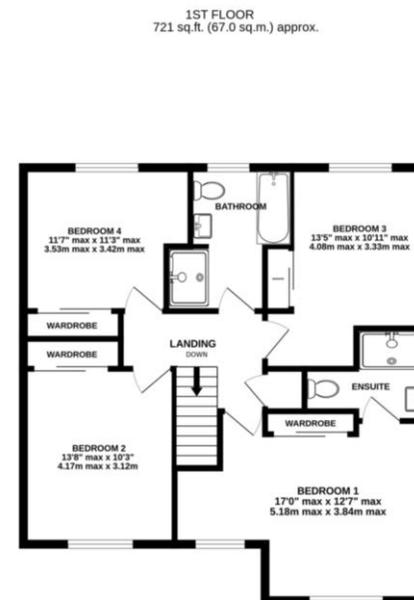
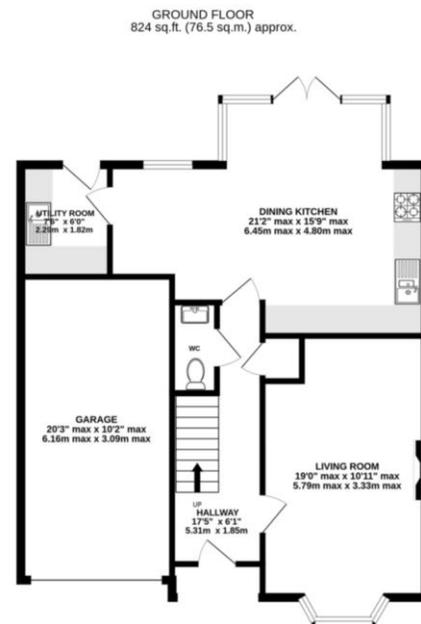
B

TOTAL FLOOR AREA

1545 SQFT

VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1545 sq.ft. (143.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2020

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) 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; (ii) 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 tenants 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
HALMAN**