

Heron Close

Knutsford

£380,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









Heron Close

Knutsford

This immaculately presented and exceptionally versatile three-bedroom extended semi-detached home offers spacious accommodation, a recently re-roofed carport, and an interlinking detached garage/workshop with bespoke doors.
Although not completed to current building regulations, the property also benefits from a useful loft room with Velux window and eaves storage, providing an ideal home office, hobby room or occasional bedroom.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious living room, and an impressive open-plan dining kitchen fitted with a breakfast bar, flowing seamlessly into a separate sitting room. The kitchen is further complemented by a practical utility area with additional storage, from which a door leads directly to the large enclosed carport and garage/workshop.



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To the first floor are three well-presented bedrooms, including a principal bedroom with fitted wardrobes and delightful views across neighbouring countryside. A stylish shower room completes the first-floor accommodation, while a staircase leads to the versatile loft room above.
Externally, the property enjoys a generous driveway providing ample off-road parking and an EV charging point. To the rear is a beautifully stocked, private enclosed patio garden, offering an attractive setting for relaxing outdoors.

Situated within a sought-after, family-friendly cul-de-sac, the property is conveniently located within easy reach of Knutsford town centre, the railway station, highly regarded schools, and the picturesque Dog Wood & Tatton Park.

A superb opportunity to acquire a flexible and beautifully maintained home.



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Council Tax band: C
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

EPC Energy Efficiency Rating: D

Total Floor Area: 1457 SQFT Approx

Viewings: Viewings strictly by appointment through the agents

- Immaculate & Extended 3 Bedroom Semi-Detached Home
- Bright & Spacious Living Room
- Open Plan Dining Kitchen & Sitting Room
- Versatile Loft Room with Eaves Storage (No building Regs)
- Recently Re-Roofed Carport & Detached Garage/Workshop
- Principal Bedroom with Fitted Wardrobes & Countryside Views
- Well Appointed Shower Room
- Private Enclosed Rear Patio Garden
- Generous Driveway with EV-Point
- Family Friendly Cul-De-Sac Close to Knutsford, Schools & Tatton Park





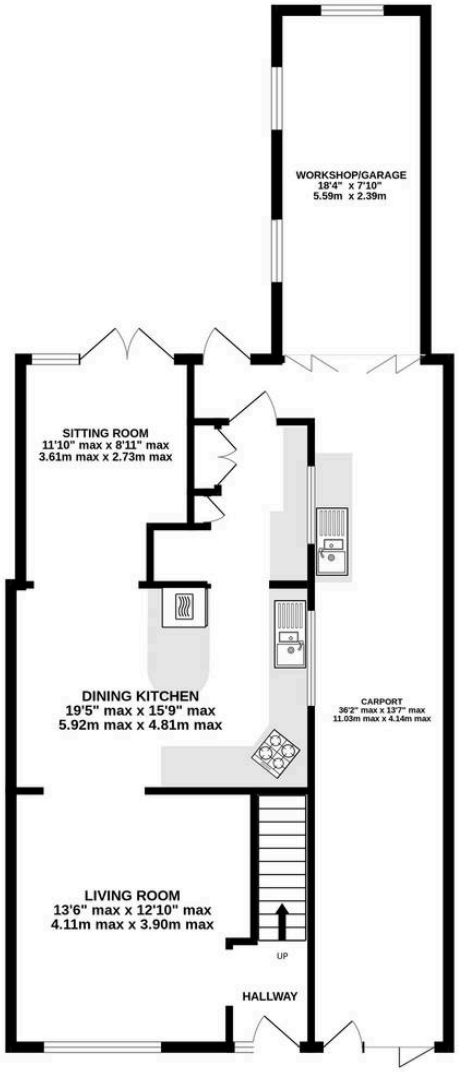


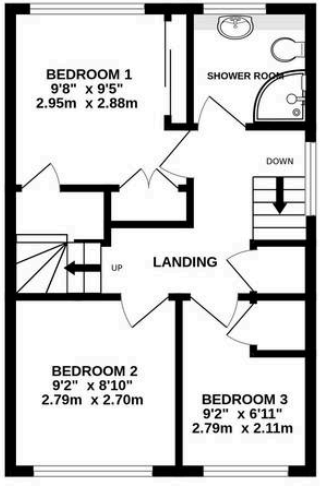


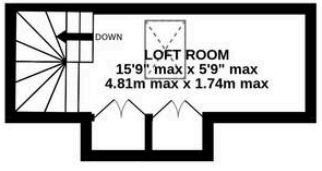
GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

2ND FLOOR
103 sq.ft. (9.6 sq.m.) approx.







TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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