



Chelford  
Ashcroft Drive

 IRLAMS  
of Knutsford



## The Property

This superb, modern semi-detached family home comes immaculately presented throughout and offers fantastic, flexible living space over two floors. Recently constructed by multi award-winning developer, David Wilson Homes, this property remains in pristine condition throughout. Particular mention must be made of the spacious living room with large dual aspect flooding the room with natural daylight, the modern Dining Kitchen with a fitted range of quality integrated appliances and French doors out to the private garden, the master bedroom with en-suite shower room as well as the beautifully appointed family bathroom. Located in an enviable position within the development, the property lies within easy reach of all local amenities, with Chelford Train Station being within a short walk.

The property is approached via a beautiful front garden, laid to lawn in the main, with paved path leading to the front entrance. A tarmacadam driveway provides off-road parking for two vehicles.

To the rear is a private and enclosed garden mainly laid to lawn fully retained by a sweeping brick wall and woodlap fencing. A paved patio accessed from the Dining Kitchen provides the perfect spot for outdoor dining and entertaining with family and friends.

## 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 and take the right turn into Ashcroft Drive.

**Chelford, SK11 9GF**  
**Ashcroft Drive**  
**£415,000**



- An immaculately presented double fronted semi-detached property
- Situated in the heart of Chelford village
- Downstairs WC
- Beautiful dining kitchen with integrated appliances
- Three bedrooms
- Two bathrooms (one en-suite)
- Lovely enclosed garden
- Off road parking



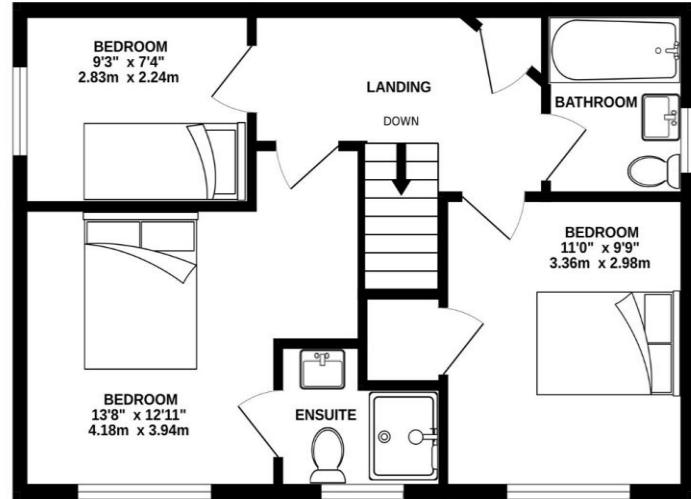
**Postcode** – SK11 9GF  
**EPC Rating** – B  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band D



GROUND FLOOR  
481 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

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