



Lawrence Way, Knutsford

£1,235,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Lawrence Way

Knutsford

Council Tax band: TBD

Tenure: Freehold

Services (NOT TESTED): 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: B

Total Floor Area: 2746 sqft approx

Viewings: Viewings strictly by appointment through the agents

- Exceptional 5 Bedroom, 3 Bathroom Detached Residence
- Part of the Inspired Collection by Redrow
- Eco Electric Design with Air Source Heat Pump & Electric Vehicle Charging Point
- Impressive Galleried Entrance Hallway with Cloakroom & W.C
- Spacious Reception Rooms & Versatile Home Office/Playroom
- Stunning Full-Width Living Dining Kitchen with Laura Ashley Design, Silestone Worktops & Siemens Appliances
- Principal Suite Featuring Hammonds Fitted Dressing Area & High Specification En-Suite
- Landscaped South Facing Gardens & Patio
- Large Driveway & Detached Double Garage
- Ready to Move Into & Viewing Essential



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A truly outstanding five-bedroom, three-bathroom detached residence, forming part of the Inspired Collection by Redrow. Beautifully presented throughout and finished to an exceptional standard, this impressive family home combines substantial accommodation, luxurious interiors, and energy-efficient Eco Electric technology with superb landscaped south-facing gardens, a detached double garage and generous driveway. The Toft by Redrow is an exceptional family residence that immediately stands apart for its impressive proportions, architectural interest, and outstanding specification. Forming part of the highly regarded Inspired Collection, this substantial detached home has been designed to deliver an exceptional standard of modern family living.

From the moment you enter, the impressive galleried entrance hallway provides a genuine sense of arrival, with the striking white oak staircase, fitted runner and satin nickel rods creating an elegant focal point. The ground floor offers a superb balance of formal and informal living, with a beautifully proportioned living room, generous family/dining room and versatile study, ideal for home working, children's play or additional reception space.



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However, it is the spectacular full-width living dining kitchen that truly sets this home apart. Designed as the social hub of the property, this impressive open-plan space combines a bespoke Laura Ashley kitchen with Eternal Silestone worktops, premium Siemens appliances and Porcelanosa tiling. Expansive patio doors draw natural light deep into the room while providing an effortless connection to the landscaped south-facing garden and entertaining terrace.

A separate utility room provides excellent everyday practicality and complements the superb kitchen arrangement.

Upstairs, the galleried landing continues the impressive sense of space and leads to five generous bedrooms. The Principal Suite provides a particularly luxurious retreat, featuring a bespoke Hammonds fitted dressing area and substantial high-specification en-suite. The Guest Bedroom also benefits from its own en-suite, with the remaining bedrooms served by a beautifully appointed family bathroom.

The overall specification is exceptional, with quality finishes and carefully selected materials creating a sophisticated yet comfortable home.



Lawrence Way

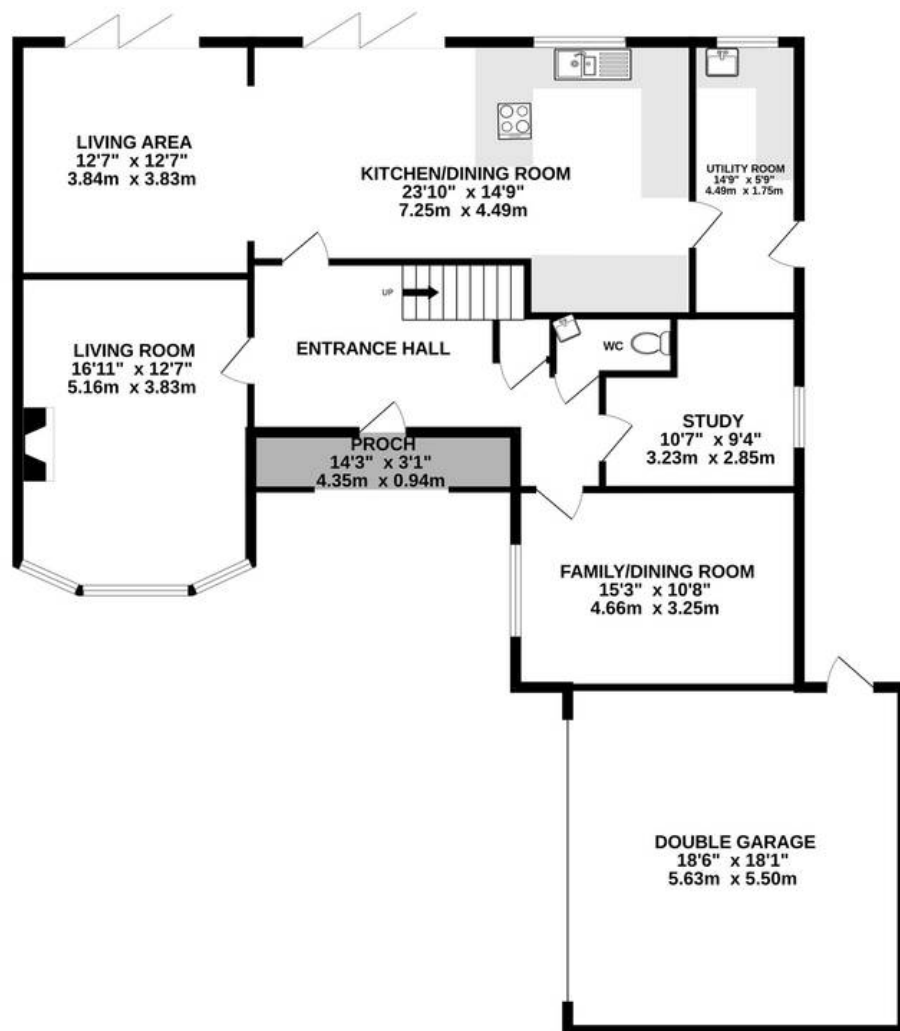
Knutsford

The property also benefits from Redrow's Eco Electric specification, incorporating an air source heat pump providing underfloor heating and an electric vehicle charging point, offering a more energy-efficient approach to modern living. Outside, the south-facing landscaped rear garden provides a comfortable setting for outdoor entertaining, dining and relaxation, with a substantial patio immediately adjoining the principal living spaces. To the front, a large driveway provides generous off-road parking and leads to the detached double garage.

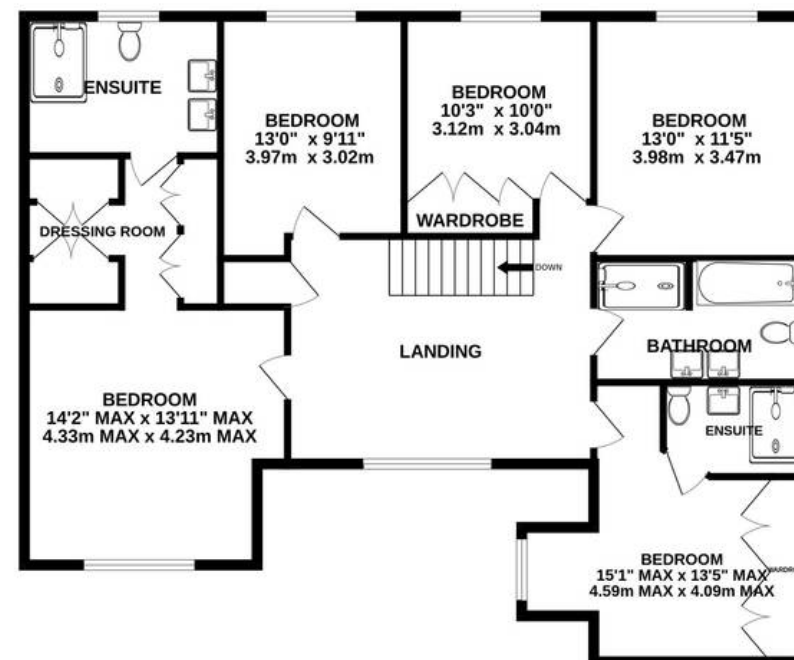
A remarkable Redrow home offering an exceptional combination of space, specification, energy efficiency, and lifestyle appeal. Beautifully presented and ready to move straight into, this is a property that truly needs to be viewed to be fully appreciated.



GROUND FLOOR
1523 sq.ft. (141.5 sq.m.) approx.



1ST FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 2746 sq.ft. (255.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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