



Knutsford  
Glebelands Road

  
IRLAMS  
*of Knutsford*



## The Property

This beautifully presented four/five bedroom bespoke detached property has been much extended, refurbished and remodelled in recent years by the current owners, now offering substantial, well balanced, light and spacious accommodation in a contemporary style. Particular mention must be made of the stunning, open-plan Living Dining Kitchen with central island, atrium roof lantern and bi fold doors on to the garden, the master bedroom suite to the ground floor with fitted wardrobes and ensuite four-piece bathroom as well as the generous reception and bedroom accommodation spread across the property.

Located in a super position in the heart of the town, a stone's throw to all local amenities and surrounded by character properties whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through wrought iron gates over a sweeping in and out, block paved driveway, providing more than ample parking, leading to the front entrance and attached garage with shaped lawn and feature planting, retained by mature hedging. The rear gardens are a lovely feature of the property, being landscaped in design with generous proportions and a lovely, private outlook. Laid to lawn in the main with a range of well stocked borders containing a wealth of different plants and foliage, all fully enclosed by brick elevations, mature foliage and pleached trees. Large stone flagged patio area with electrically operated awning, accessed through bi-fold doors off the Living Dining Kitchen provides ideal opportunity for enjoying the lovely aspect and stone pathway leads around the property to a further secluded covered setting.

## Directions

From the roundabout in Canute Square travel along Kind Edward Road (A50) through the traffic lights passing the rail station on your left and along Toft Road taking the next right hand turn onto Glebelands Road.

## SUMMARY OF ACCOMMODATION

- This beautifully presented, detached, bespoke property situated within a short walk of Knutsford Town Centre & all amenities
- Substantial, flexible living accommodation
- Open plan living, dining kitchen with appliances & separate utility room
- Four/five generous bedrooms
- Two bathrooms (one en-suite)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Gated driveway & garage





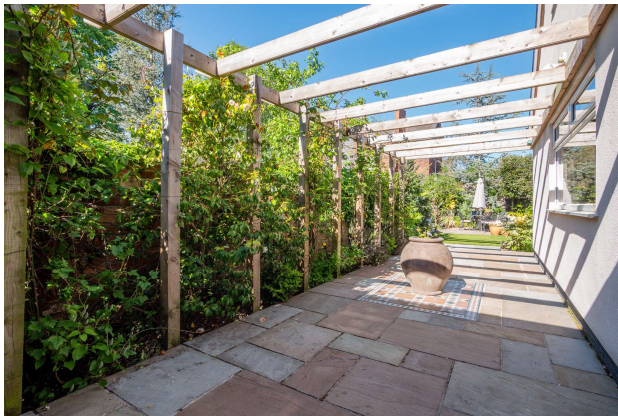


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**Asking Price – £1,295,000**

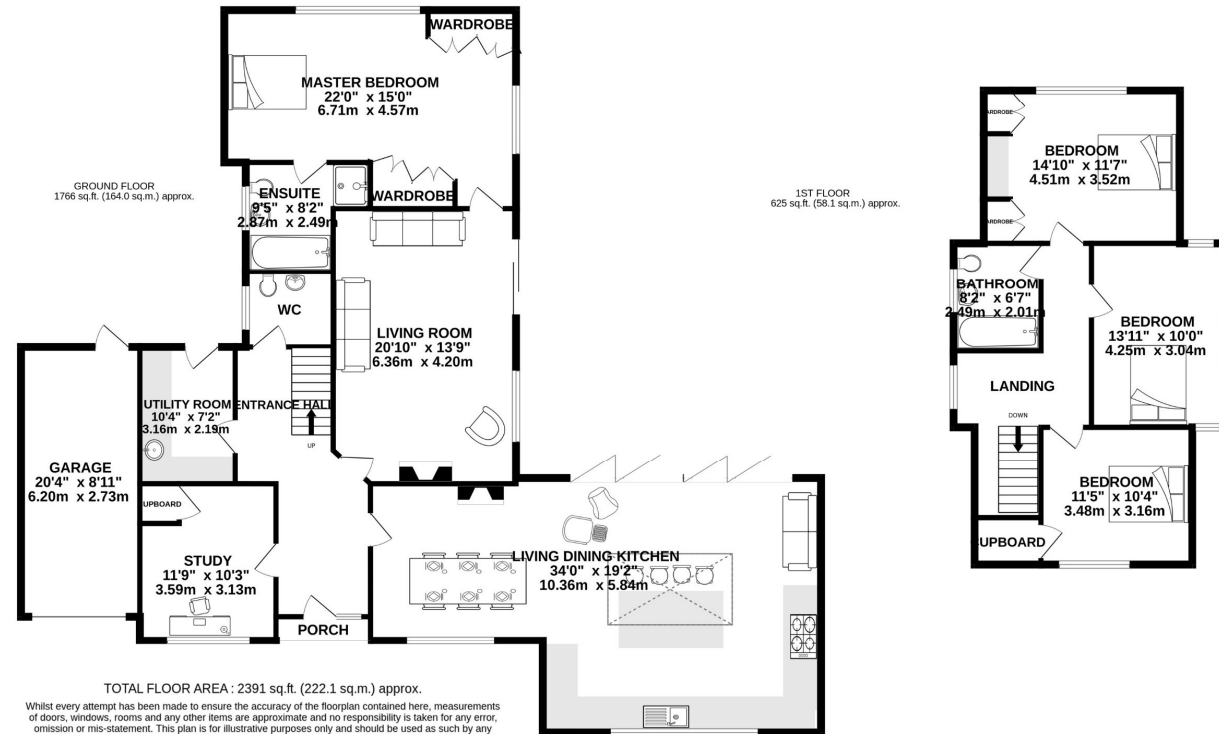
**Postcode – WA16 9DZ**

**Tenure – Freehold**

**Local Authority - Cheshire East**

**Council Tax – Band F**

**EPC Rating – TBC**



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