



Knutsford
Tabley Road


IRLAMS
of Knutsford



The Property

This immaculately presented four bedroom, three bathroom detached property has been meticulously designed and maintained over the years by the current owners to now provide light, spacious and flexible family accommodation in a modern style. Particular mention must be made of the large reception space to the ground floor with high ceilings and period style features, the master bedroom with dual aspect and large en-suite bathroom, guest bedroom with en-suite and dressing room as well as the fantastic potential to extend due to the size, nature and aspect of the plot. There is planning permission currently granted for a side extension providing large billiard room (Cheshire East ref 20/0369M).

Located in an ever popular position in the heart of the town on one of the areas most prestigious roads, opposite The Heath and a short stroll to Tatton Park and all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a long gravel driveway which sweeps around the front of the property, providing more than ample parking, leading to the front entrance, flanked by open lawned garden with feature planting and mature foliage. The rear gardens are a lovely feature of the property, being of generous proportions with an open, private aspect. Laid to lawn in the main with a range of well stocked beds surrounding and feature rockery areas, all fully enclosed by wood lap fencing, mature hedging and trees. Decked, raised patio area to the corner of the garden provides ideal opportunity for alfresco dining and enjoying the pleasant aspect.

Directions

From the roundabout in Canute Square travel along Manchester Road (A50) passing The Heath on your left. Take the first left onto Tabley Road and the entrance to the private driveway will be seen on your right.

SUMMARY OF ACCOMMODATION

- An immaculately presented detached property situated on one the town's premier roads
- Situated within a short flat walk of Knutsford Town Centre, The Heath & Tatton Park
- Accessed via a long private driveway
- Substantial living accommodation with high ceilings
- Fitted breakfast kitchen integrated appliances & separate utility room
- Four generous bedrooms
- Three bathrooms (two en-suite)
- Superb, private landscaped gardens with extensive lawn, patio and decked areas, ideal for entertaining/alfresco dining
- Planning permission currently granted for a side extension providing large billiard room (Cheshire East ref 20/0369M)







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Asking Price – £1,150,000

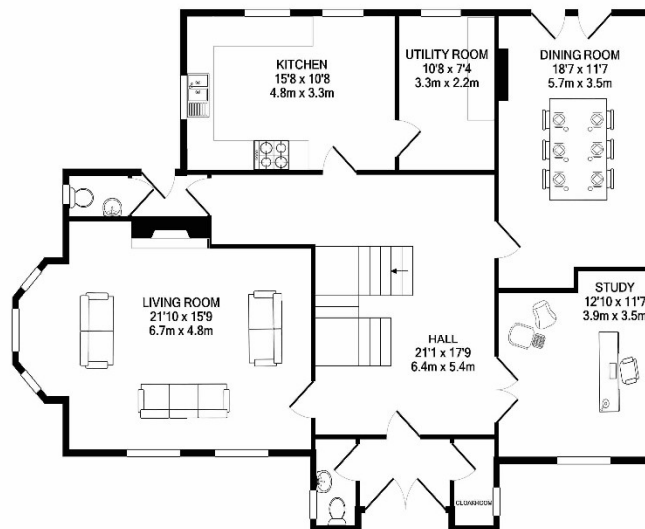
Postcode – WA16 0NB

EPC Rating - D

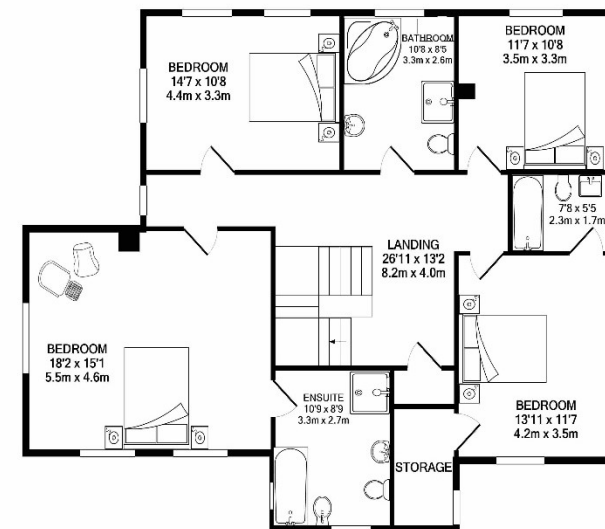
Tenure – Freehold

Local Authority - Cheshire East

Council Tax – Band G



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2693 SQ.FT. (250.2 SQ.M.)

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