



Henbury
Heys Green Drive

 **IRLAMS**
of Knutsford



The Property

This stunning five-bedroom, three-bathroom detached property, constructed by renowned builders PH Homes, has been further enhanced over recent years by the current owners to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of impressive, open plan Living Dining Kitchen with island unit, integrated appliances and bi fold doors to the garden, the master bedroom suite with walk in wardrobe and beautifully appointed four-piece bathroom as well as a generous guest suite and two further reception rooms to the ground floor.

Located in a most sought after semi-rural position forming an exclusive development of similar properties, close to local towns and amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

Heys Green is a charming, small rural community created by PH Properties in 2020. The well-designed houses are set around a central landscaped green and as well as their own extensive private gardens, there is a large area of land that surrounds the development, including a pond and open fields and amenity space which is owned by the developments management company.

The property is approached over a gold resin driveway, providing ample parking, leading to the front entrance and double garage, flanked by lawned garden with mature hedging and feature planting. The rear gardens are a lovely feature of the property, being generous in proportions with an open, private, elevated aspect to the rear over adjoining countryside. Laid to lawn in the main with central staircase leading to elevated seating area, all fully enclosed by timber fencing, brick elevation and mature hedging. Large, flagged patio area, accessed off the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

From Knutsford Town Centre proceed along the A537 for approx 8.5 miles passing the rail station continue passing through Ollerton and Marthall. Take the left turn into Rough Heys Lane where the entrance to Heys Green Drive will soon be seen.

SUMMARY OF ACCOMMODATION

- This stunning, immaculately presented, detached family home situated in a lovely small, exclusive development in Henbury
- Substantial, flexible living accommodation
- Open plan living dining kitchen with integrated appliances & separate utility room
- Five generous bedrooms & three bathrooms (two en-suite)
- Stunning, private formal gardens with patio and lawned areas with steps leading up to the higher garden level, ideal for alfresco dining and entertaining
- Driveway & double garage







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Guide Price - £1,250,000

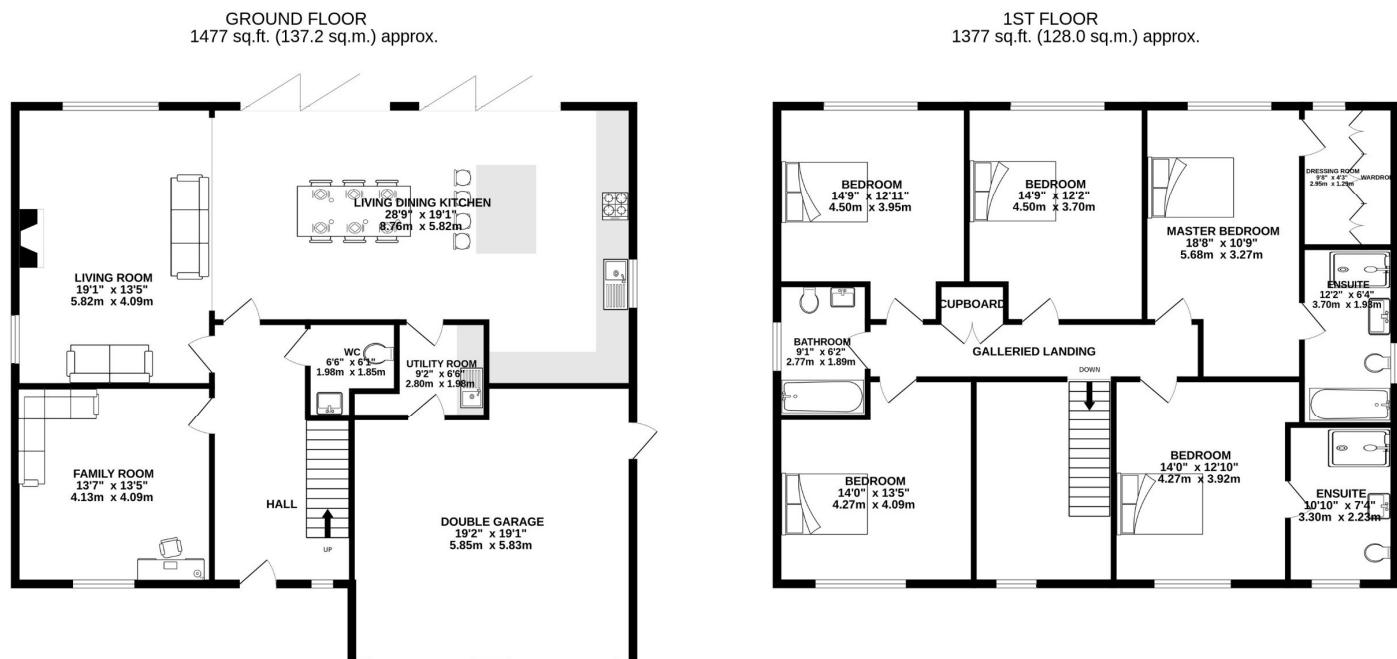
Postcode - SK11 9GD

Tenure - Freehold

EPC Rating - C

Local Authority - Cheshire East

Council Tax - Band G



TOTAL FLOOR AREA: 2855 sq.ft. (265.2 sq.m.) approx.

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