



Goostrey  
Willow Lane

  
IRLAMS  
*of Knutsford*

# Goostrey, CW4 8PP

## Willow Lane

### £650,000



### The Property

This stunning four bedroom, two bathroom detached family has been much extended, remodelled and refurbished in 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 the stunning, open plan Living Dining Kitchen with quartz worktops and bi-fold doors to the private rear garden, the large principle bedroom suite with recently re-fitted en-suite shower room as well as the beautifully appointed family bathroom and further generous reception space to the ground floor.

Located in a quiet position within a cul-de-sac of similar properties in the heart of the village, a short walk to all local amenities and school whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a large paved driveway, providing ample off road parking, leading to the front entrance and integral garage, flanked by open lawned garden with feature planting, trees and mature hedging. The rear gardens are a lovely feature of the property, being generous in proportion with a private open South Westerly aspect. Laid to lawn in the main all fully enclosed by timber fencing and established trees. A large paved patio area sweeps around the rear of the property providing ample opportunity for alfresco dining and enjoying the beautiful aspect.

### Directions

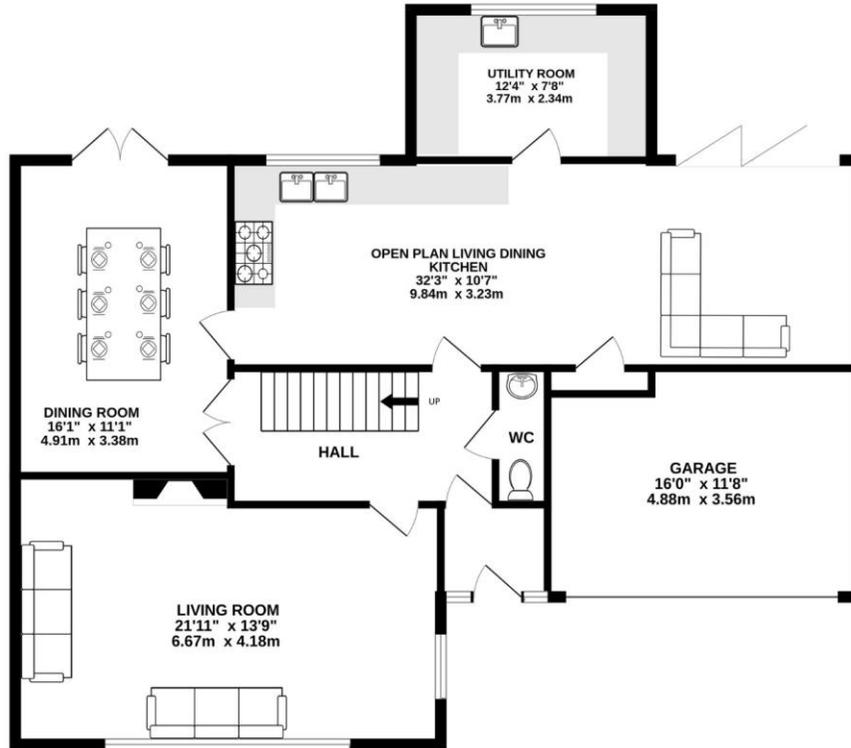
From Knutsford Town Centre proceed along Toft Road (A50) which continues into Holmes Chapel Road for approx 4 miles. Upon reaching Mangoletsi Garage turn left into Booth Bed Lane and continue for approx 2 miles. Turn left onto Main Road and turn left onto Mill Lane. Turn left again onto Willow Lane where the property will soon be seen.

- An immaculately presented detached family home
- Very spacious & flexible living accommodation
- Stunning open plan living dining kitchen opening out to the rear garden
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Beautiful gardens with private South Westerly Aspect
- Integral garage & driveway complete with EV Charging point

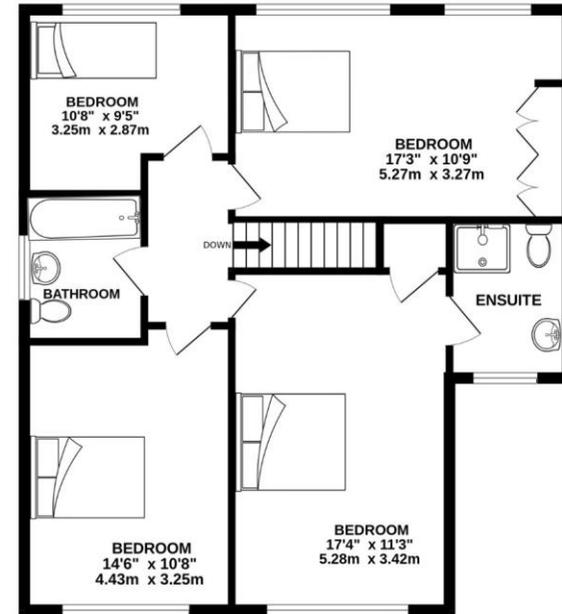
**Postcode** – CW4 8PP  
**EPC Rating** – TBC  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band F



GROUND FLOOR  
1219 sq.ft. (113.3 sq.m.) approx.



1ST FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 sq.m.) approx.

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