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ASKING PRICE £750,000



196 GROVE PARK
KNUTSFORD
WA16 8QE



COUNCIL TAX BAND: E



A stylishly appointed four bedroom detached house with a large garden, occupying a superb position on one of Knutsford's most popular residential developments, offering spacious and versatile accommodation presented in excellent condition throughout.

DESCRIPTION

Grove Park is a much sought after mature residential development, located close to the heart of Knutsford town centre, and comprising of mostly large detached family houses situated along charming tree-lined roads.

The property, which occupies one of the largest plots on the estate, has been extended, and has undergone a full scheme of refurbishment within the past few years, offering spacious and well balanced accommodation laid over three floors, presented in fantastic decorative condition throughout.

On the Ground floor level, there are four Reception rooms which include a Study/Snug at the front of the house with attractive herringbone 'Amtico' flooring, which continues into the reception hallway.

Beyond the ample Reception hall, is a Breakfast Kitchen, fitted with an attractive range of quality 'Shaker Style' cabinets, surmounted with contrasting worktops, incorporating a peninsula island with breakfast bar seating. There is a combination of both integrated and freestanding appliances, which include a large range cooker which is set within an exposed brick chimney housing.

Open to the Kitchen is a wonderful dual purpose living room, with oak flooring throughout, a vaulted ceiling incorporating skylight windows, a cast iron wood burning stove, and two sets of bifolding doors opening out on to the garden.

From the Living room, glazed double doors lead into a beautiful Sitting room, with attractive herringbone 'Amtico' flooring and a central fireplace housing a contemporary style flush fitting living flame gas fire.

Also located on the Ground floor there is a second Study(or Play room) with solid oak flooring and a front facing window. There is a small Utility room, a Pantry, and a further Store room which has the plumbing ready to be converted into a downstairs toilet.

On the First floor level there are three double Bedrooms, which are all of good proportions and share the use of a splendid family Bathroom, fitted with a beautiful white suite, comprising of a contemporary style freestanding bath, a large wet room style shower enclosure, a counter-top porcelain wash basin and a low-level WC.

On the Second floor, is a wonderful Guest bedroom suite, with skylight windows overlooking both side and rear elevations, open to a charming ensuite bathroom, fitted with a three-piece suite comprising of a freestanding roll top bath, a low-level WC, and a porcelain wash-basin sat on a marble plinth with open shelving below.

EXTERNALLY

To the front of the property there is a block paved driveway providing off-road parking for two cars, and an area of flat lawned garden fronted by an ornamental brick wall and well-stocked shrub border.

The rear garden is particularly generous in size and is enclosed to all sides by panel fencing. The garden is laid mostly to lawn, and incorporates a large stone flagged patio situated to the rear of the house.

The garden has been landscaped with deep flower beds and shrub borders to both sides and a rockery garden to the rear boundary incorporating a number of trees

SERVICES

We believe the following services to be connected to the property: Gas, electricity, water and mains drainage

TENURE

We believe the tenure of the property to be Freehold

VIEWINGS

Strictly by appointment with the agents Knutsford office :

Telephone 01565 621624

Email: knutsford@wrightmarshall.co.uk

MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!

** Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford Office at 1 Princess Street, Knutsford, WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information.

Your home may be repossessed if you do not keep up repayments on your mortgage.