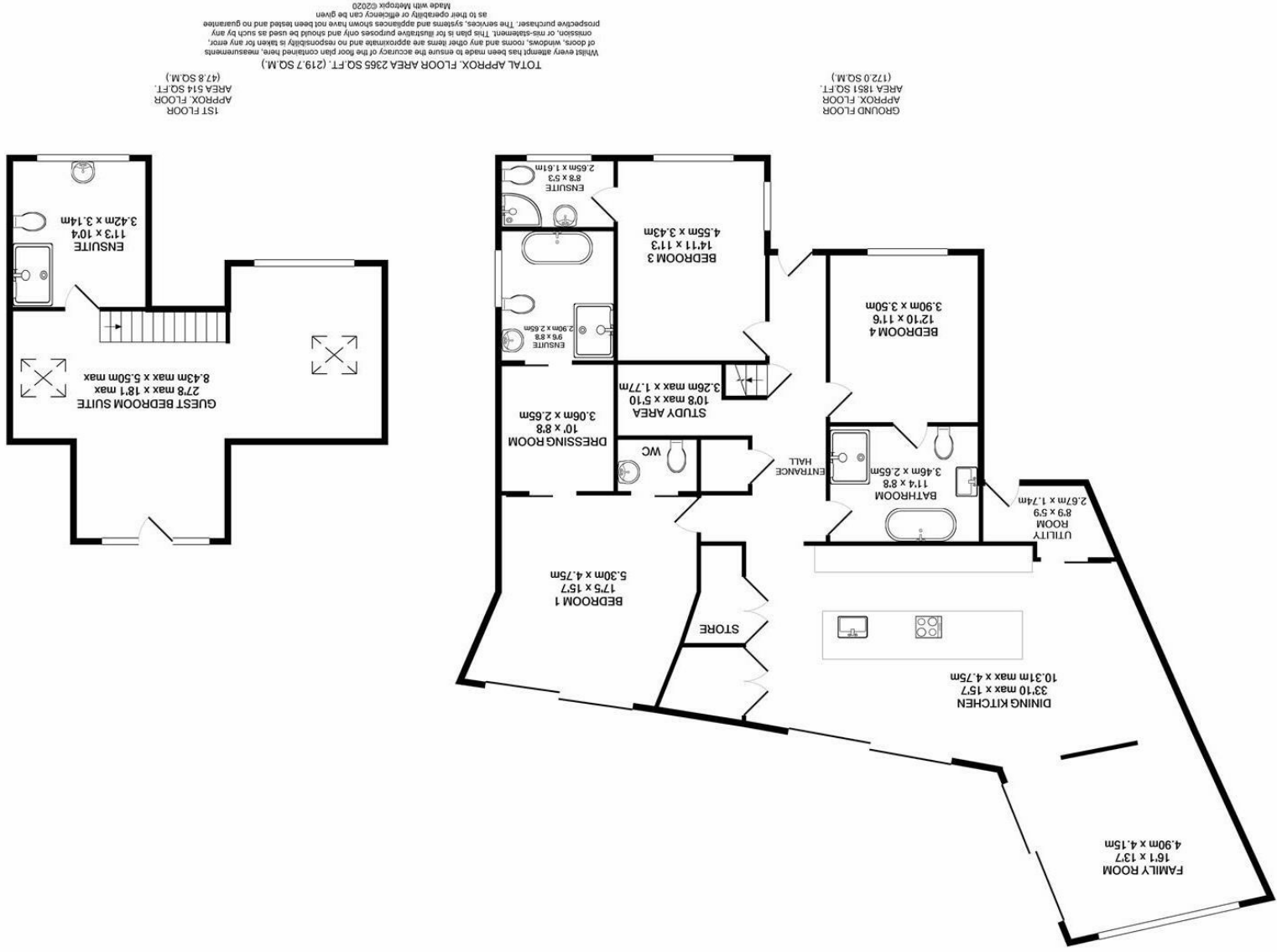


MISREPRESENTATION ACT 1967.
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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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£799,000



25 MAYFIELD ROAD
 MOBBERLEY
 KNUTSFORD
 WA16 7PX

4 4 3 D
 COUNCIL TAX BAND: E



A large contemporary style detached bungalow, with a beautifully landscaped rear garden, occupying a prime position at the head of a cul de sac, within a stones throw of the village centre. Offering spacious and beautifully presented accommodation, extending to over 2500 sq ft, including a magnificent open plan kitchen and reception space, four large double bedrooms and four bath/shower rooms.

DESCRIPTION

25 Mayfield Road is a large detached dormer bungalow, occupying a prime position at the head of a very popular cul de sac, in a semi rural position within walking distance of the centre of Mobberley village centre. The property has recently undergone a scheme of redevelopment, and offers exceptionally stylish, high specification accommodation.

The majority of the accommodation is situated on the ground floor level, with the exception of a superb bedroom suite on the first floor, complete with en-suite shower room and a living area enjoying elevated aspects beyond the garden via a Juliet balcony and full height rear facing windows.

On the ground floor, a wide central reception hallway provides access to all rooms, opening into a magnificent open plan kitchen and living space, with full height glazing and large sliding doors opening out onto a stone flagged outdoor terrace, which is flush to the floor level within the house.

The kitchen is fitted with an extensive range of attractive contemporary style cabinets, including a large central island and a range of quality integrated appliances including an electric oven and separate microwave oven with grill and warming tray, as well as an electric induction hob and an under-mount 'Whirl-a-waste' sink unit and a dishwasher built in within the island. The kitchen features underfloor heating.

Open to the kitchen is a generous dining area, and a lovely dual purpose living room with full height glazing overlooking the gardens, and a room dividing false chimney, housing a flame effect electric fire as well as space and connections for a large flat screen television. To the rear of the kitchen, located via a sliding door is a utility room with a separate access out onto the driveway at the front.

On the ground floor level there are three spacious double bedrooms, including a very large master bedroom suite, with patio doors to the rear garden. There is a stunning en-suite bathroom located beyond an ample dressing room, fitted with quality contemporary style sanitary ware, comprising of both a tiled panel bath, and a wet room style shower enclosure. The ensuite benefits from under floor heating. There is also a second WC and washbasin accessed from the bedroom.

There are two further bathrooms, one of which has 'Jack and Jill' entrance, leading to a front facing double bedroom and back into the reception hall, again fitted in a contemporary style, and including both a panelled bath and a wet room shower enclosure. The fourth bedroom, again located to the front and benefiting from a smaller shower room.

The private rear garden, has been beautifully landscaped, with a large granite and slate tile patio leading to a wide flat lawn, bordered with well stocked shaped flower beds, mature shrubs, and a number a trees. To the front of the property and attractive block paved patio provides ample parking for a number of cars.

SERVICES

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

VIEWING

viewings strictly by appointment with the agents Knutsford office: Telephone 01565 621624

MARKET APPRAISAL

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 SERVICES

We can help you fund your new purchase with mortgage advice. For whole of market advice with access to numerous deals and exclusive rates not available on the high street please contact one of our sales team today on , pop in to chat further at our Knutsford office at 1 Princess Street, Knutsford WA6 6BY or email us if more convenient and we can discuss your requirements further. Your home may be repossessed if you do not keep up repayments on your mortgage.