

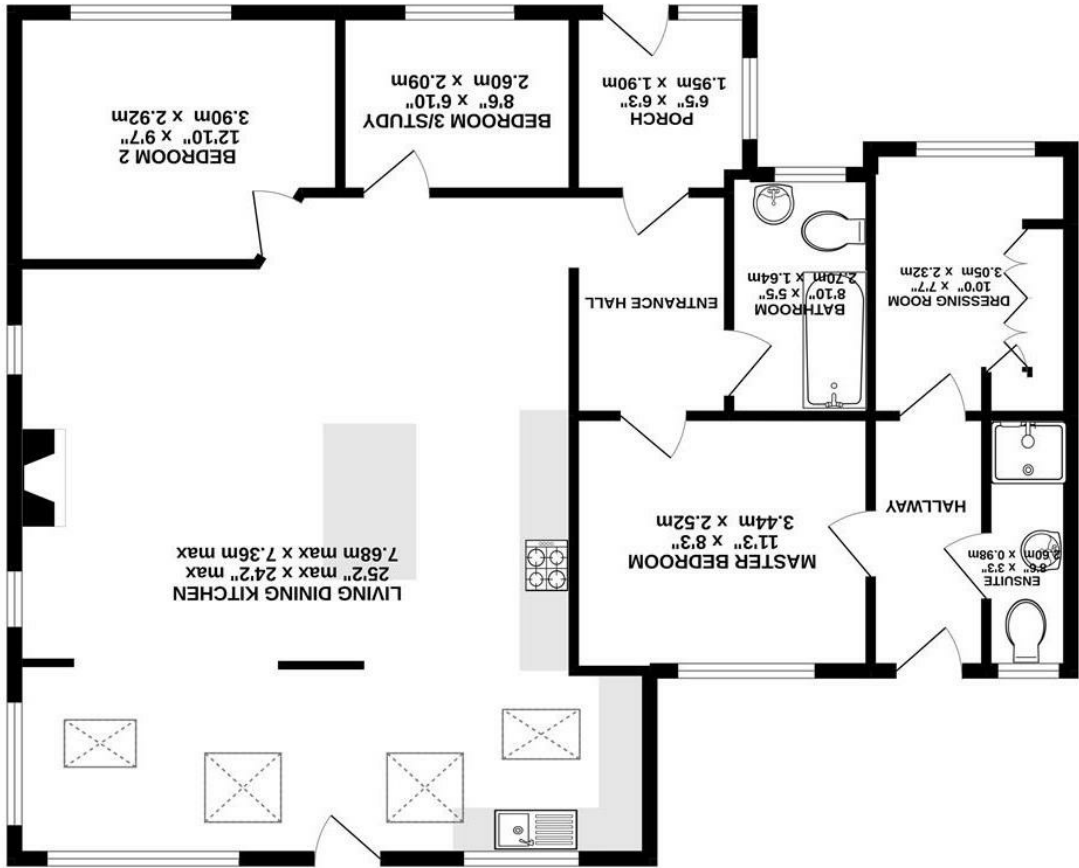
MISREPRESENTATION ACT 1967.

1. The particulars are set out as general outline only for the vendors or Lessors of this property, whose agents they are, give notice that:

2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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 **Wright Marshall**  
Estate Agents

£395,000



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COUNCIL TAX BAND: D



An extended and much improved three bedroom detached bungalow, occupying a prime position at the entrance of a small residential cul-de-sac, within a large corner plot providing attractive landscaped gardens to three sides.

Internally, the property is presented in fine order throughout, having undergone a recent scheme of improvements, offering spacious accommodation including large multipurpose open plan kitchen / dining and living space, plus a superb master bedroom suite with an adjoining dressing room and en-suite shower room. There are two further bedrooms, one of which is a good sized double as well as a bathroom located off an ample reception hallway.

#### LOCATION

Pickmere is a hidden gem nestled amongst the surrounding fields of the peaceful Cheshire countryside and situated approximately four miles north of Northwich and six miles west of Knutsford. There are a number of popular walks and cycle routes in the area with local attractions including Arley Hall and Tatton Park situated nearby. The village has been a previous winner of the Best Kept Village/Market Town in Cheshire award at the Cheshire Community Pride competition. In the nearest village of Wincham which is within walking distance there is an OFSTED outstanding primary school and a well-stocked convenience store. Pickmere lake is popular with locals and offers great walks with picturesque views and bird watching. Situated at the lake The Farm Club offers fitness, health and wellbeing sessions and also provides facilities for triathlon training and supervised open water swimming. The Red Lion public house offers good food and drink with a garden area for those sunny days.

#### ENTRANCE VESTIBULE

Double glazed entrance door and window to front, double glazed window to side, tiled floor and opaque glaze door to:

#### RECEPTION HALL

Attractive wood effect luxury vinyl flooring and opening to:

#### OPEN PLAN LIVING & DINING ROOM

Magnificent open plan kitchen and reception space, with a partially vaulted ceiling to the rear, incorporating a number of skylight windows providing an abundance of natural light, in addition to large double glazed windows which overlook the rear and side elevations.

Throughout the majority of the space there is wood effect luxury vinyl flooring in addition to an area of tiled floor within the dining and kitchen space.

The kitchen is fitted with a matching range of white gloss cabinets with contrasting worktops, incorporating a stainless steel single drainer sink unit and a five ring gas burning hob with a glass canopy cooker hood above. Integrated appliances include a double electric oven and a dishwasher, undermount freezer and a fridge which is built into an island.

#### MASTER BEDROOM

Located off the reception hall with a double glazed window to the rear and an adjoining door leading to a rear hall and:

#### DRESSING ROOM

with a front facing double glaze window, built-in wardrobes and loft access to the roof void.

#### ENSUITE SHOWER ROOM

Fitted with a classic white suite comprising of a low-level WC, a pedestal wash basin and a fully tiled shower enclosure with electric shower over. Tiled walls and floor, wall fixed light and shaver point and double glazed window to rear.

#### BATHROOM

Fitted with a white three-piece suite comprising a panel bath, low-level WC and a pedestal wash basin. Tiled walls and floor and opaque double glazed window to front.

#### BEDROOM TWO

A good sized double bedroom with a front facing double glazed window and loft access to the roof void.

#### BEDROOM THREE

Double glazed window to the front.

#### EXTERNALLY

To the front of the property there is a block paved driveway providing parking for 2 to 3 cars, and an attractive area of flat lawn enclosed by well-stocked shrub borders and a beautifully maintained privet hedges.

The gardens continue around to the side of the property, enclosed by mature hedges and some trees incorporating a shaped lawn garden and an area of hard standing with space for composting bins, which are hidden from the house by a tall brick wall. A wrought iron security gate leads to the rear of the house, where there is a generous area of private garden enclosed to all sides by walls and mature hedges. The garden has been beautifully landscaped with a large patio at the rear of the house, and an area of square flat lawn, and a wealth of mature planting including several fruit trees and fruit bushes.

#### TENURE

We understand the tenure to be freehold.