

23 Smallbrook Close
Chelford



Guide Price £595,000

Andrew J Nowell
& Company



23 Smallbrook Close, Chelford, SK11 9GH

An immaculately presented and spacious four bedroom detached home on this popular development constructed by David Wilson Homes in 2020.

- Four Double Bedrooms
- Cul-de-sac
- Large Garden
- Upgraded Specification

Built by a multi-award-winning developer David Wilson, 23 Smallbrook Close is a modern detached home which boasts a larger than normal garden.

On the ground floor is the impressive open plan dining kitchen with AEG appliances, quartz worksurfaces and French doors opening onto the garden. In addition, on the ground floor is the living room, utility room, entrance hall, cloakroom WC and integrated garage.

To the first floor is the principal bedroom suite with en-suite shower room and ample fitted wardrobes. There are three further well-proportioned double bedroom and the family bathroom with separate bath and shower.

Externally the property is approached via a driveway which offers ample off-road parking and leads to the integrated garage (with electric car charging point). There is a front garden with planted borders and to the rear No. 23 boasts a large, private rear garden with lawn and patio area.





Situated in the charming village of Chelford, Smallbrook close is a cul-de-sac within easy reach of the village centre with the popular butchers, café and train station with direct links to Manchester.

The more comprehensive centre of Knutsford, Alderley Edge and Wilmslow are all within a few minutes' drive as is the motorway network and Manchester Airport.

The property has been immaculately maintained and upgraded by the current owners, and a viewing is highly recommended.

Important Information

Council Tax – F

EPC Rating – B

Tenure – Freehold
Estate Charge - TBC

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

What 3 Words – [///padding.narrowest.flicks](https://padding.narrowest.flicks)

Flood Risk*: Very Low Risk of Flooding

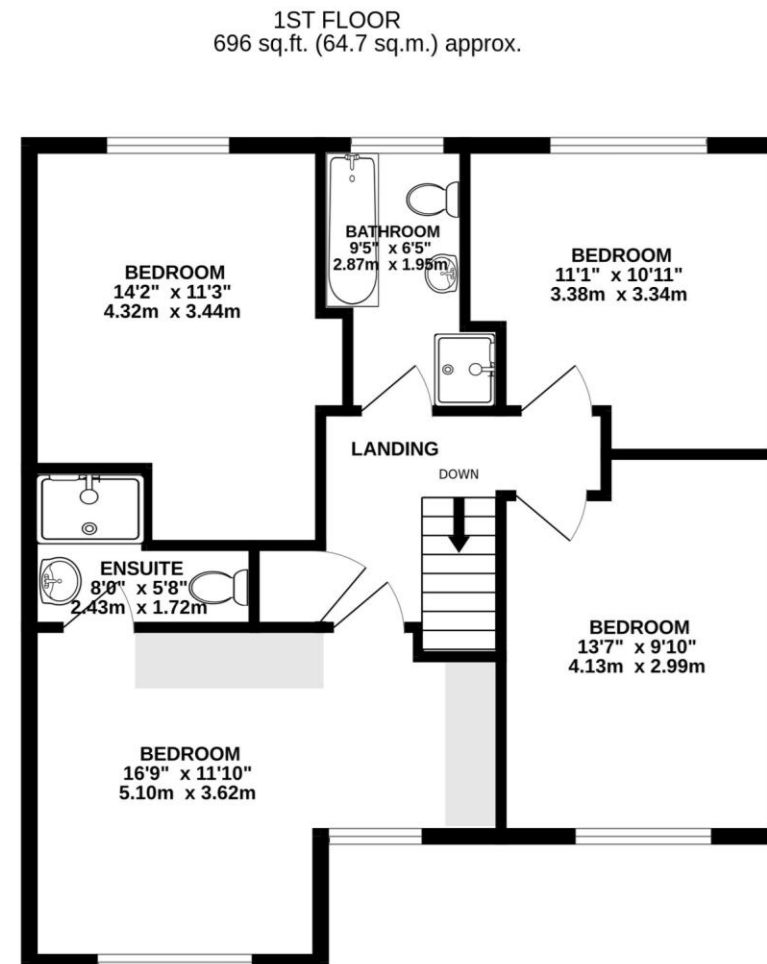
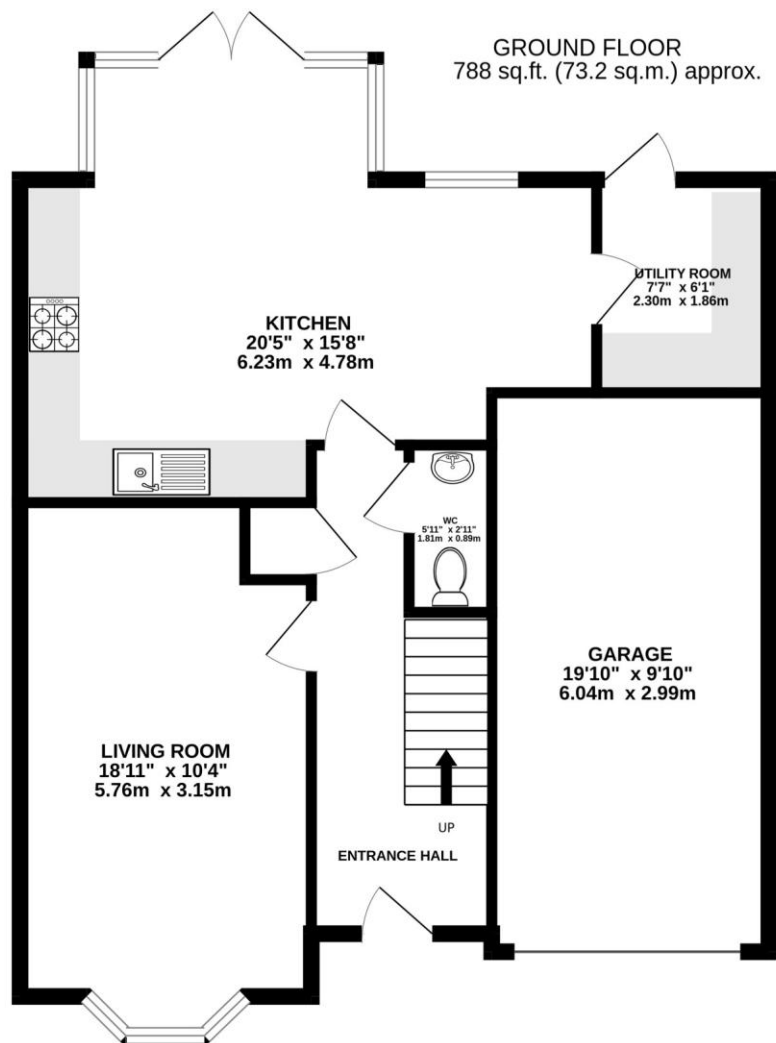
Broadband**: Ultrafast broadband available

Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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