

MISREPRESENTATION ACT 1967.

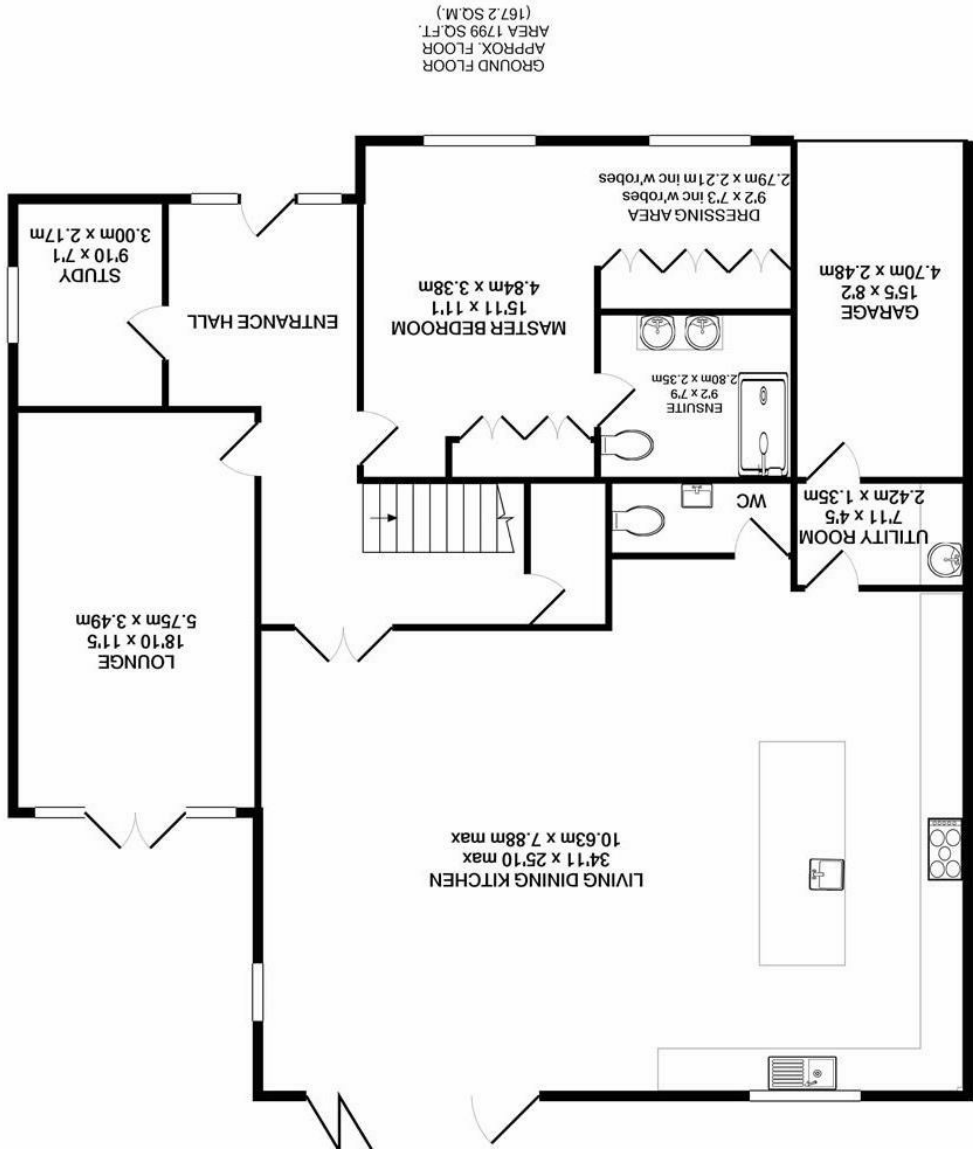
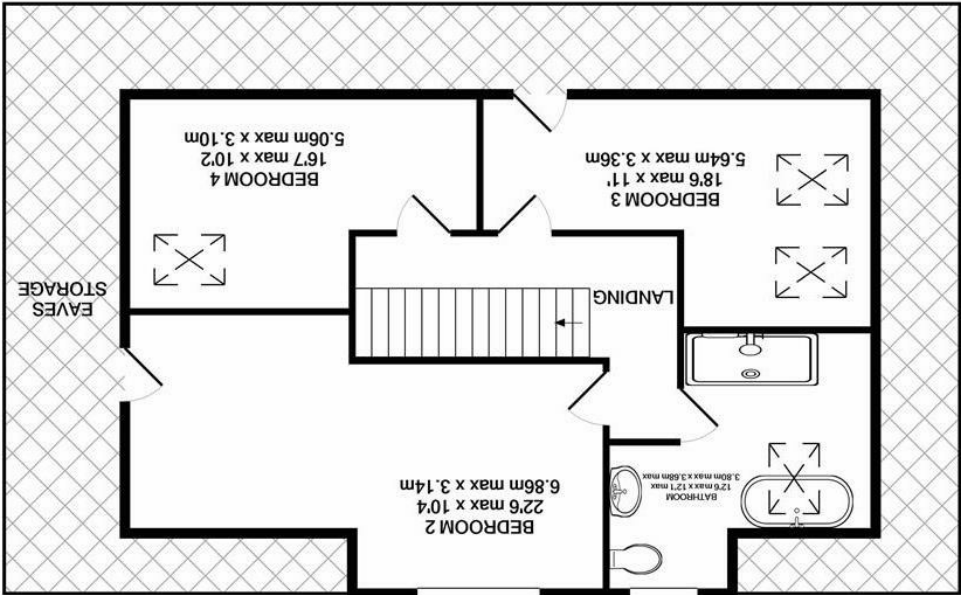
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1ST FLOOR
APPROX. FLOOR
AREA 771 SQ.FT.
(71.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 2571 SQ.FT. (238.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other 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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£850,000



SUNNYCROFT
13 TOWN LANE
MOBBERLEY
KNUTSFORD
WA16 7PY

4 2 2 C
COUNCIL TAX BAND: G



A newly redeveloped and beautifully presented four bedroom detached house, occupying a superb position, within a stones throw of the village centre, offering spacious and versatile accommodation, extending to nearly 2600 sq ft, including a magnificent 900 sq ft open plan Kitchen reception space which opens out onto a generous south facing garden.

The property, which has undergone a scheme of improvement in 2019, offers beautifully presented accommodation, refurbished to an exceptional standard throughout, using high quality materials and fittings to create a stylish home, suitable for the needs of modern family living.

LOCATION

Conveniently situated close to the thriving town centre of Knutsford, one of Cheshire's prettiest towns. It lies on the edge of Tatton Park and has a wonderful range of specialist shops, restaurants and bars in addition to Waitrose and Booths supermarkets and a leisure centre. A short drive from M6 junction 19 and a 47 minute train journey to central Manchester.

THE ACCOMMODATION

The accommodation in brief comprises:

On the Ground floor level, a wide, light and spacious Reception hallway provides access to all of the principal reception areas, which include a Sitting room with French doors leading to a sunny rear terrace, and a magnificent open plan Dining Kitchen and Living room with large, rear facing bi-folding doors with internal blinds, opening out onto a beautifully landscaped garden.

The Kitchen has been fitted with a range of high quality dove grey cabinets with inframe Shaker doors, surmounted with stunning white granite worktops, incorporating a large island unit with breakfast bar seating for at least four people. Integrated appliances include a single electric oven, a convection oven with microwave, grill and warming tray, a five ring induction hob with a concealed extractor fan above and a separate gas burner. There is a built-in, full height fridge and a separate full height freezer set either side of a superb pantry cupboard with double doors. Plus an integrated dishwasher and an undercounter wine cooler within the island.

Adjoining the Kitchen is a downstairs WC, fitted with contemporary sanitaryware, and a small Utility room with integral access to a single garage, with electrically operated roller doors.

On the ground floor level, in addition to a Master Bedroom Suite, there is a study located to the front of the house and large cloakroom. accessed from the Hallway. The whole of the ground floor benefits from underfloor heating.

The Master Bedroom incorporates a Dressing room and an extensive range of quality built-in bedroom furniture. The large En-suite shower room has been finished in attractive, floor to ceiling, white marble tiling, and is fitted with a beautiful contemporary style suite, incorporating a wet room style shower enclosure, low-level WC and twin porcelain bowl counter top wash-basins with a floating drawer unit below

The First floor level is accessed via glass balustrade staircase, onto an ample central landing, leading to three generous double Bedrooms which all share the use of beautifully appointed family Bathroom, again fitted with high-quality contemporary sanitary ware, incorporating a countersunk wash basin with cupboards and drawers below, a concealed system WC, a contemporary style freestanding bath and wet room style shower enclosure.

Externally, to the front of the property, is a wide gravel driveway providing off-road parking for three to four cars, fronted by a mature laurel hedge. The rear garden is enclosed to all sides by a combination of mature hedges and panel fencing. The garden has been landscaped, incorporating wide and well stocked flower beds and shrub borders. The garden is laid mostly to lawn, and includes a large stone flagged patio, which extends across the rear of the house with access to both of the principal reception areas.

TENURE

We believe the tenure of the property to be Freehold

SERVICES

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

VIEWINGS

Strictly by appointment with the agents Knutsford office :
Telephone number 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, Cheshire, 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.