

MISREPRESENTATION ACT 1967.

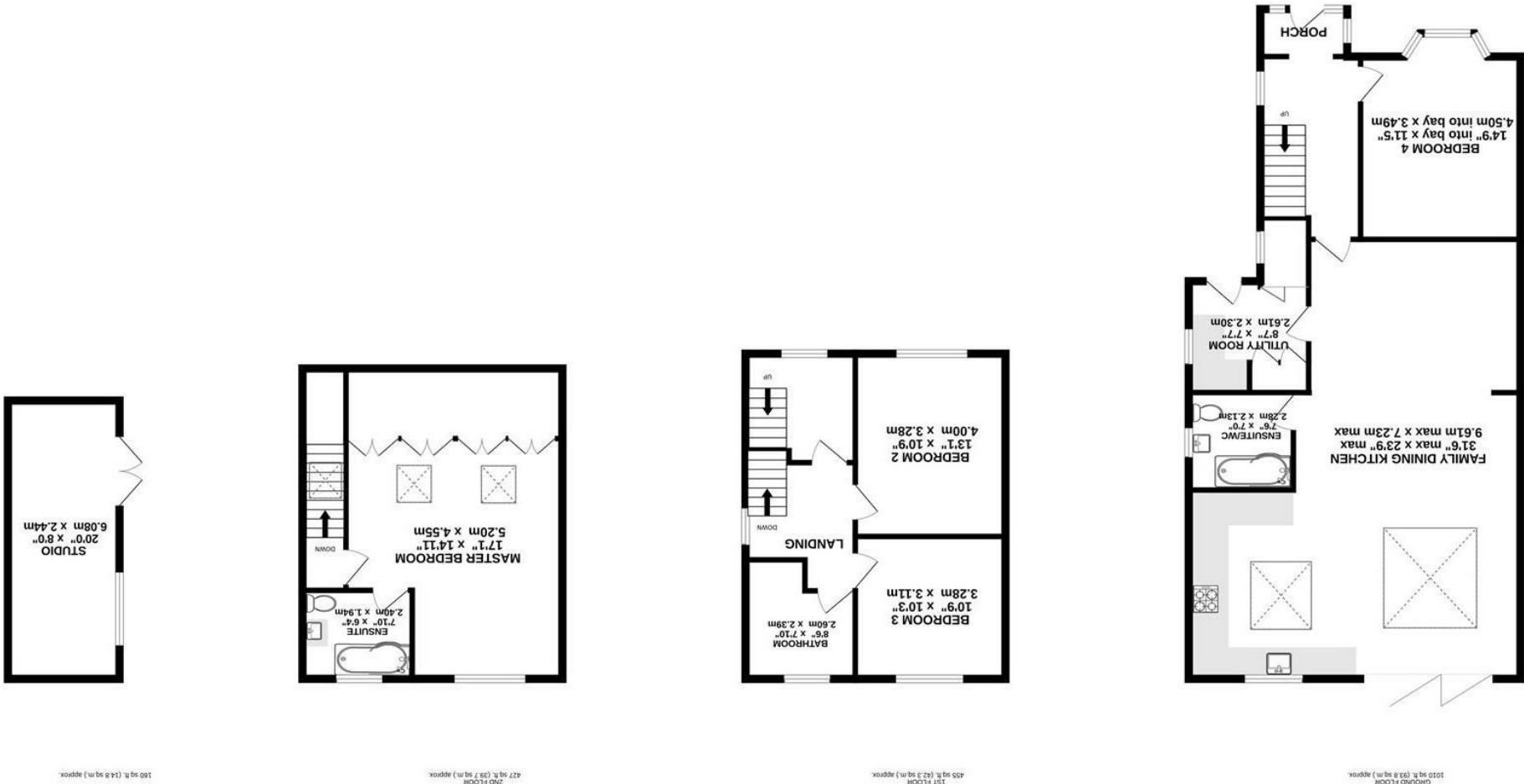
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**54 WESTFIELD DRIVE  
KNUTSFORD  
WA16 0BN**

  
**COUNCIL TAX BAND: C**



FOUR DOUBLE BEDROOM SEMI DETACHED HOME, EXTENDED & LOFT CONVERTED, THREE BATHROOMS, DETACHED GARDEN STUDIO, LARGEST GARDEN PLOT ON QUIET CUL-DE-SAC LOCATION, PRIME LOCATION FOR SCHOOLS & TOWN

Located close to Knutsford town centre, this beautifully presented and substantially extended home offers spacious and flexible accommodation arranged over three floors. The property has undergone a full programme of renovation, including a loft conversion and L-shaped rear extension, culminating in a modern, energy-efficient family home with EPC Rating C.

Positioned on the largest plot in the cul-de-sac, it also benefits from a detached garden studio currently used as a home office and gym —perfect for flexible working or hobbies.

Approached via a block-paved driveway, the front door opens into a welcoming entrance hallway with turned staircase and glazed balustrade. To the left is a versatile reception room/fourth double bedroom with fitted wardrobes; served by a stylish three piece bathroom, doubling as a ground floor cloakroom.

The hallway opens into a stunning open-plan kitchen dining living room which measure's around 660sq ft alone! The space is flooded with light from two ceiling lanterns and full-width bi-folding doors opening to the garden. The kitchen is fitted with a full suite of Bosch integrated appliances, elegant Quartz worktops, and a large central island. A separate utility room with matching finishes provides further access to a private side courtyard with secure gated entrance.

To the first floor are two generous double bedrooms with fitted wardrobes, and a study/cot room - ideal for home working or nursery use; served by a modern family three piece bathroom.

The entire top floor is dedicated to a spacious master suite, featuring a vaulted ceiling and large rear dormer with open garden views, along with deep, low-level fitted wardrobes.

Externally, the expansive rear garden has been landscaped with family life and entertaining in mind. It includes a well-maintained lawn, covered gazebo seating area, greenhouse, shed, raised vegetable beds, and the detached garden studio. There is also a gated quiet private courtyard with access to the blocked paved driveway, offering parking for two cars.

A rare opportunity to purchase a truly versatile family home with extensive indoor and outdoor space, in a highly sought-after Knutsford location. Situated in a quiet cul-de-sac ideally located for local schools and short walk to the town centre amenities, providing the convenience without being a through road.

Features include:

- Four genuine double bedrooms plus additional study/single room
- Three modern bathrooms, including en suite to master
- L-shape extended open plan kitchen dining living room
- Detached garden studio (office/gym)
- Largest garden plot on quiet cul-de-sac
- Superfast fibre broadband
- EPC rating C
- Excellent location for local schools, town centre & amenities
- Southerly facing garden

Early viewing of this stunning home is highly recommended.