



Wright Marshall  
Estate Agents

## 12 Heath Lodge Close Knutsford WA16 8ZJ



**£395,000**

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Situated within the highly sought-after Parkgate area of Knutsford, just a 15-minute walk from the town centre and only moments from Tatton Park, this beautifully presented modern three-bedroom semi-detached home offers stylish contemporary living in a rare cul-de-sac setting.

Constructed in recent years and still benefitting from the remainder of its NHBC warranty, the property has been exceptionally well maintained and thoughtfully enhanced by the current owners, creating a superb family home ready for immediate occupation.

The property is approached via a block-paved driveway providing parking for three vehicles, alongside gated access to the rear garden and a paved pathway leading to the covered entrance porch. Upon entering, a welcoming hallway features tiled flooring with inset decorative detailing, stairs rising to the first floor, useful under-stairs storage, and a contemporary two-piece cloakroom.

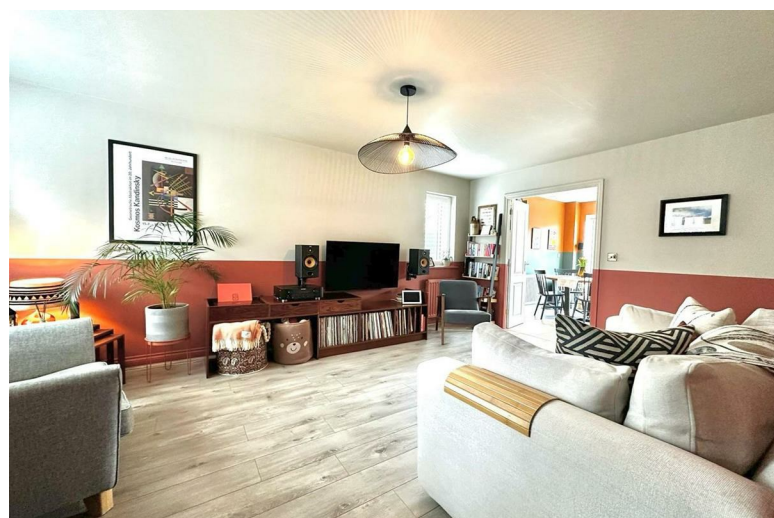
The main reception room is a bright and spacious lounge with dual-aspect windows allowing for an abundance of natural light, complemented by double doors opening into a good sized kitchen/dining room. Finished to a notably high standard, the kitchen features polished marble worktops, a range of integrated appliances, and ample dining and entertaining space, with French doors opening directly onto the patio and garden beyond.

To the first floor are three well-proportioned bedrooms. The principal

bedroom and guest bedroom are both generous doubles, whilst the third bedroom is a good-sized single room, currently utilised as a home office. The principal bedroom further benefits from a stylish en suite shower room, while bedrooms two and three are served by a modern three-piece family bathroom. Additional recessed storage is also accessed from the landing.

Externally, the property enjoys a lawned front garden alongside the spacious driveway. To the rear is a beautifully maintained enclosed garden, predominantly laid to lawn with patio entertaining area..

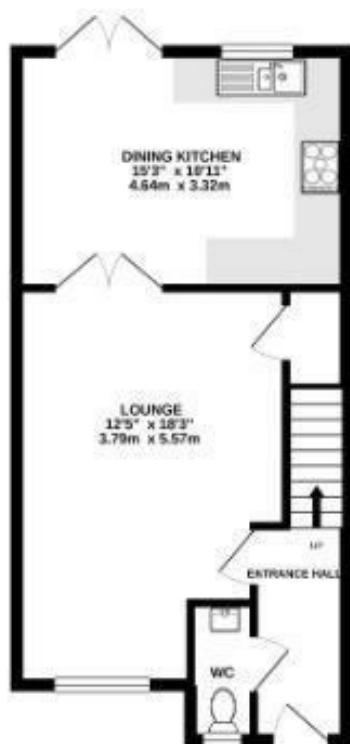
Combining a quiet location with modern, high-quality accommodation, this is a superb opportunity to acquire a stylish family home within one of Knutsford's most desirable residential areas.





GROUND FLOOR  
482 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR  
482 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA - 924 sq.ft. (85.8 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The purchaser is advised to verify the accuracy of the floor plan by inspection prior to purchase. The purchaser is advised to verify the accuracy of the floor plan by inspection prior to purchase. The purchaser is advised to verify the accuracy of the floor plan by inspection prior to purchase.