



13 WOOD LANE | GOOSTREY | | CW4 8NE | £465,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

The Woodlands, Wood Lane, Goostrey

Set behind beautiful ornate iron gates in a corner plot, an immaculately presented three bedroom detached property with stunning gardens and spacious accommodation. The accommodation comprising in brief of: Entrance porch and hallway, remarkable lounge/dining area, kitchen with lovely aspect over the rear garden, conservatory with a roof fitted with Celsius One glass, family bathroom and three good sized double bedrooms, one of which is currently used as a second reception room. The exterior of the property has also been wonderfully maintained. Featuring a block paved driveway, lawned gardens with hedgerow borders and an array of mature shrubs and trees.





LOCATION

Goostrey is a much sought after semi-rural village situated almost equidistant between the towns of Knutsford and Holmes Chapel and surrounded by delightful open countryside. Day to day requirements are met by the local shopping within the village whilst the larger towns of Knutsford and Holmes Chapel cater for more comprehensive needs. Excellent educational facilities are catered for in both the state and private sector with the primary school in the village having a good reputation. The rail station is on the main Manchester - Crewe - London line and access to the nearby Northwest motorway network is easily available at Holmes Chapel, junction 18 and Knutsford junction 19 of the M6. Manchester International Airport is also within easy reach. There are lovely country walks to be had on the property's doorstep and local beauty spots, in particular Shakeley Mere and in Knutsford Tatton Park. Leisure centres in the nearby towns cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

PORCH

uPVC double glazed full height window to the front and side elevation, tiled flooring and uPVC double glazed door to entrance hall.

ENTRANCE HALL

Large reception hallway with spacious cloakroom featuring shelving and hanging space, second spacious store cupboard and

double radiator.

LIVING/DINING ROOM

24' 7" x 15' 10" (7.49m x 4.83m MAX) An exceptionally spacious and light reception room offering a triple aspect, large uPVC double glazed sliding patio doors to the front elevation. uPVC double glazed window to both side elevations. The focal point of the room is a living flame gas fireplace featuring marble hearth and surround with mantle over. Three radiators, decorative ceiling coving and two ceiling lights.

KITCHEN/DINER

15' 9" x 10' 7" (4.8m x 3.23m) uPVC double glazed window to the side and sliding doors opening to the conservatory. The kitchen is fitted with a range of wall and base units along with contrasting work surface over. Tiled splash back, 'Neff' four ring hob with stainless steel extractor hood over and 'Neff' stainless steel oven. Stainless steel one and a half bowl sink. Decorative ceiling coving, two ceiling lights and radiator. Integrated 'Miele' dishwasher, 'Miele' washer/dryer and space for a fridge/freezer

CONSERVATORY

A fabulous addition to the property of part brick and part uPVC double glazed construction with windows all overlooking the garden. The roof is fitted with Celsius One glass, with its blue tint and enhanced abilities such as more heat reflection, easy clean coating and also softens the impact of natural light into the conservatory. Wall light along with double doors opening to the



garden and Amtico flooring.

MASTER BEDROOM

12' 05" x 12' 07" (3.78m x 3.84m) Spacious double bedroom featuring uPVC double glazed window to the front, ceiling light and radiator. Built in furniture comprising wardrobes, chest of drawers and bed side cabinet along with separate built in wardrobe providing further hanging and shelving space. Large double radiator.

BEDROOM TWO

9' 10" x 14' 01" (3m x 4.29m) Large double bedroom uPVC double glazed window to the rear, radiator and ceiling light.

BEDROOM THREE/STUDY

10' 09" x 8' 11" (3.28m x 2.72m) A most attractive room featuring uPVC double glazed French doors opening to rear garden and double radiator.

FAMILY BATHROOM

uPVC double glazed opaque window to the rear, fitted with a modern three piece white suite comprising panel bath with shower over, pedestal wash hand basin and low level wc. Tiled walls and Amtico flooring, radiator, ceiling light and extractor fan.

GARAGE

With up and over main door, uPVC double glazed opaque window to the side and personal door to the side. Power and lighting, plumbing and space for a washing machine. 'Worcester' boiler.

OUTSIDE

The front of the property is situated behind beautiful ornate iron gates opening to a block paved driveway providing ample parking. Lawned gardens are hidden behind a large hedgerow border. Gated access at the side, where there is further garden, opens up to the main rear garden with block paved pathway leading to the paved patio area. The garden has a good selection of mature shrubs with fence and hedgerow borders. Trellis fencing screens a separate driveway to the rear with gated access to the garden. Outside water taps are conveniently located either side of the property.

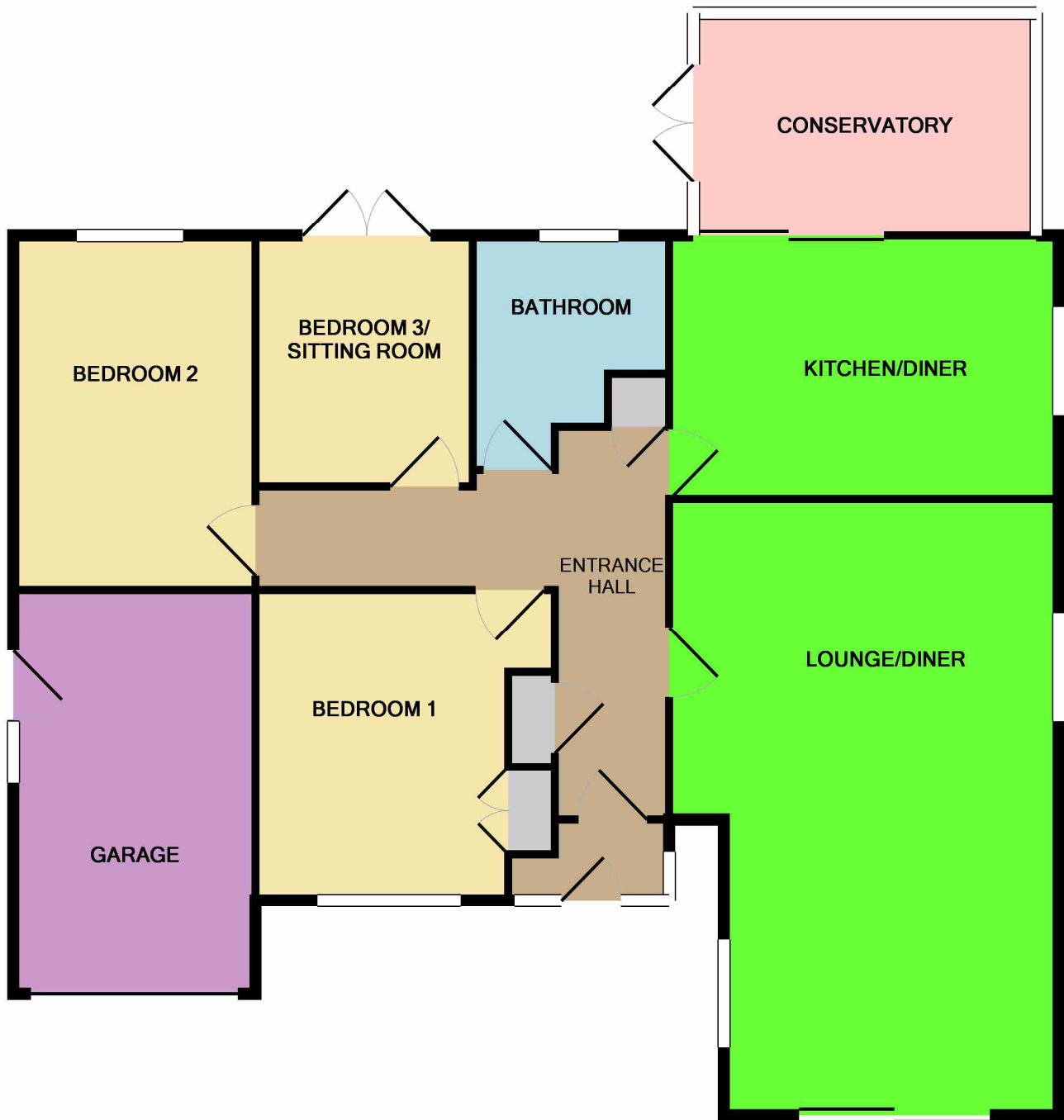
EPC RATING

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VIEWING

Viewing strictly by appointment through the Agents.





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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