



***23 Knights Meadow, Winsford, CW7 2DL***  
***£450,000***

*Wow..... This immaculately presented five bedroom detached property has been lovingly transformed and maintained by the present owner's to provide a house that any family would be proud to call home. Situated in a cul de sac location in Winsford the property is close to the local schools, shops and other amenities as well access to good commuter routes. The accommodation to the ground floor is accessed via the entrance hall, lounge, dining/family room, a bespoke kitchen with a full complement of fitted appliances and a breakfast island, utility and cloakroom. Whilst to the first floor is the primary bedroom with fitted storage units and ensuite facilities, two further double bedrooms, a well proportioned fourth & fifth bedroom and a stunning bespoke family bathroom. Externally the property is approached via a driveway to provide off road parking and single garage whilst to the rear is an enclosed landscaped mature garden.*

*For an internal viewing please contact Coulby Conduct Winsford Office on 01606 860075*

## **Accommodation**

*ENTRANCE HALL 15' 0" x 5' 1" (4.57m x 1.55m) Access to the property via the entrance door. Access to the WC, lounge, kitchen and stairs rise to the first floor.*

*KITCHEN/BREAKFAST ROOM 10' 7" x 18' 10" (3.23m x 5.74m) Stylish kitchen fitted with a range of wall and base units, built in appliances, breakfast island, wall mounted radiator, uPVC window to the rear elevation and french doors leading on to a patio and mature garden.*

*LOUNGE 14' 6" x 12' 0" (4.42m x 3.66m) uPVC bay window to the front elevation, modern wall mounted radiator, gas fire.*

*CLOAKROOM uPVC window to the front elevation, wall mounted radiator, wc & vanity sink.*

*UTILITY ROOM 6' 9" x 8' 5" (2.06m x 2.57m) uPVC window and composit door to the elevation, access on to the patio and garden beyond. Fitted with a sink and base units, space for a washing machine & dryer. Wall mounted radiator. Access to the garage*

*DINING ROOM 14' 2" x 8' 11" (4.32m x 2.72m) uPVC window to the front elevation and french doors to the rear elevation leading on to the patio and garden, wall mounted radiator.*

*PRIMARY ROOM 12' 7" x 12' 0" (3.84m x 3.66m) uPVC window to the front elevation, large double storage/wardrobe, wall mounted radiator. A door leads to a modern ensuite.*

*ENSUITE 5' 2" x 6' 4" (1.57m x 1.93m) uPVC frosted window to the front elevation, wall mounted towel rail which is heated, shower, WC and vanity unit fully tiled to a high standard.*

*BEDROOM 2 12' 7" x 8' 9" (3.84m x 2.67m) uPVC bay window to the front elevation, wall mounted radiator.*

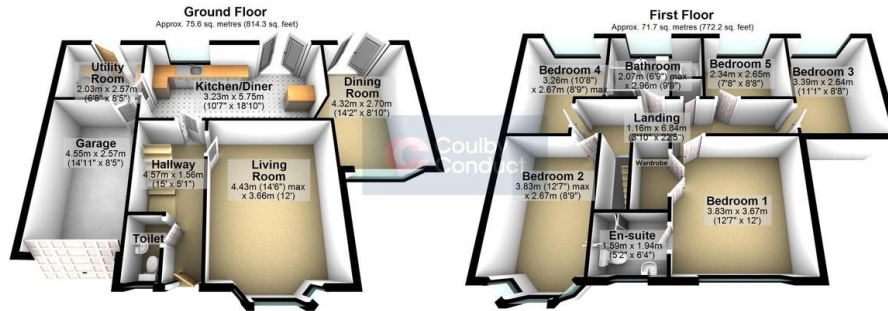
*BED 3 11' 1" x 8' 8" (3.38m x 2.64m) uPVC window to the rear elevation, wall mounted radiator.*

*BED 4 10' 8" x 8' 9" (3.25m x 2.67m) uPVC window to the rear elevation, wall mounted radiator*

*BED 5 7' 8" x 8' 8" (2.34m x 2.64m) uPVC window to the rear elevation, wall mounted radiator*

*FAMILY BATHROOM 6' 9" x 9' 9" (2.06m x 2.97m) uPVC frosted window to the rear elevation, fitted with a shower cubical, bath, vanity unit housing the WC and sink, fully tiled to a high standard.*

*EXTERNALLY To the front is a driveway providing ample off road parking and leads to the garage. To the rear is a stunning landscaped garden with feature patio area's, ideal for al-fresco dining, decked areas and borders of well established plants and shrubs, enclosed work area and shed.*



Total area: approx. 147.4 sq. metres (1586.5 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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