







# The Orchards, Toft Road

Knutsford

An impressive, high specification period style detached house, constructed in 2017 and providing a wonderful expanse of beautifully appointed, light and spacious family accommodation, in the heart of the town.

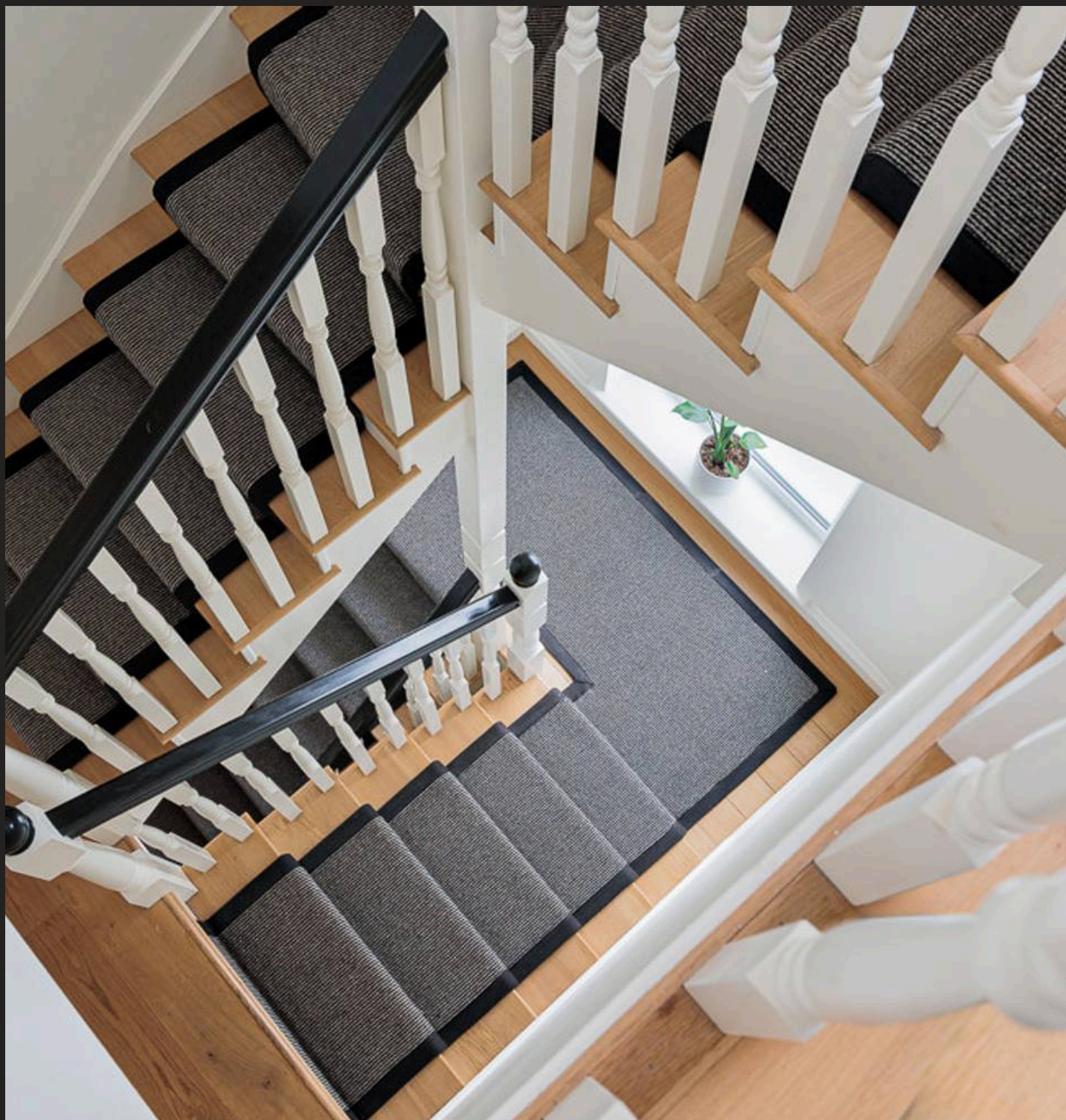
Council Tax band: G

Tenure: Freehold

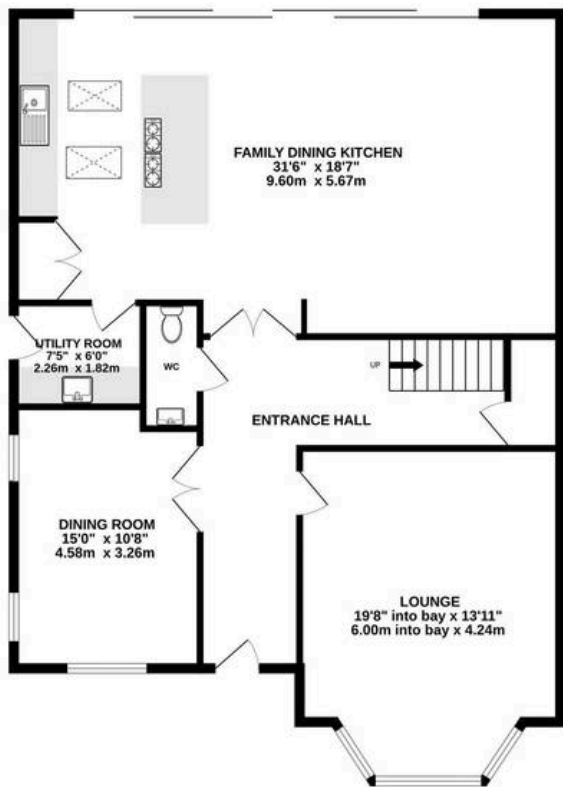
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

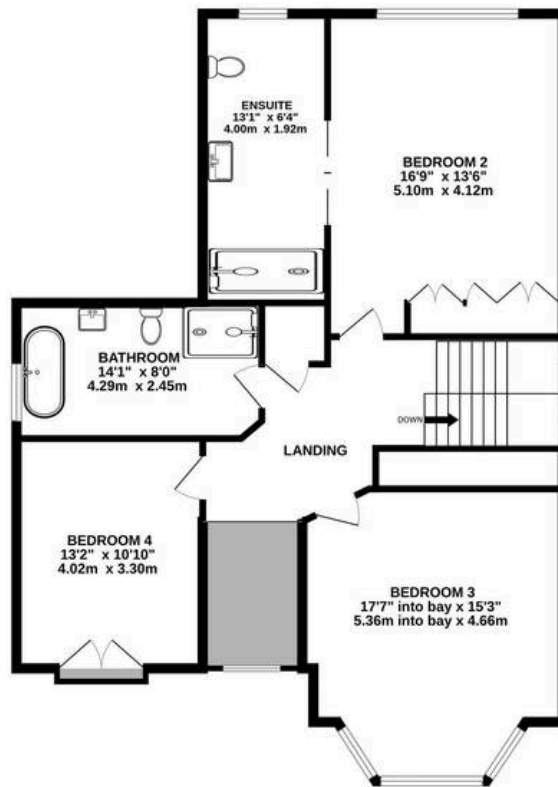
- Stylish 3,000 sq ft period style detached house in excellent location
- Sleek 31' living kitchen featuring high quality units and access to the rear garden
- 2 well proportioned reception rooms
- Luxurious bath/shower rooms featuring classic tiling and sanitary ware
- High specification kitchen with large island and Corian worktops
- Underfloor heating to the ground floor
- Wonderful second floor principal bedroom suite including dressing room and large bathroom
- Delightful gardens, westerly facing to the rear
- Gravelled driveway and detached garage to the front



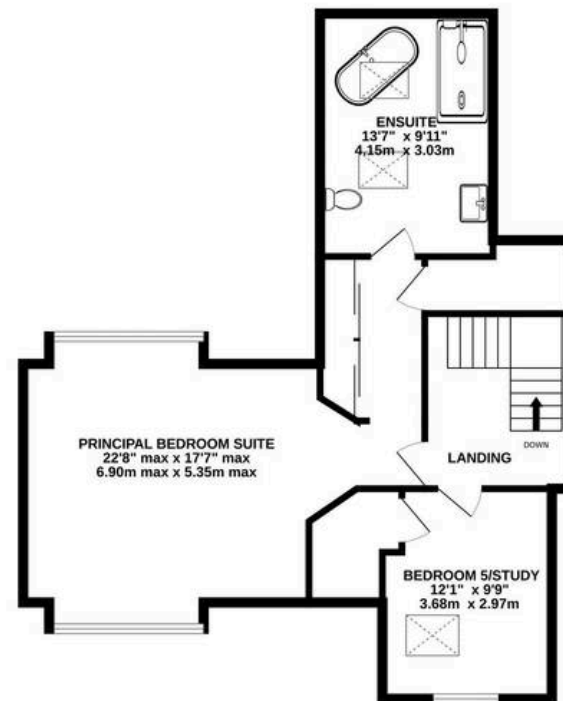
GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.



2ND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 3018 sq.ft. (280.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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