









# 33 Summers Way

## Knutsford

Nestled in a prime position in Knutsford, this impressive 4-bedroom detached house occupies a superb corner plot offering a rare balance of privacy and sunshine. Boasting a substantial extension, the property provides approximately 1800 square feet of well-appointed living space. The highly flexible layout presents an ideal canvas for modern open plan living, with the accommodation comprising four generously sized bedrooms, three bathrooms, plus a downstairs WC and a utility room for added convenience.

Situated just a stone's throw away from Bexton Primary School, this residence is perfectly positioned for families seeking convenience and quality education. This home promises a wonderful family living experience with great potential for the future, allowing for personalisation and expansion to suit evolving needs.

Council Tax band: F

Tenure: Freehold

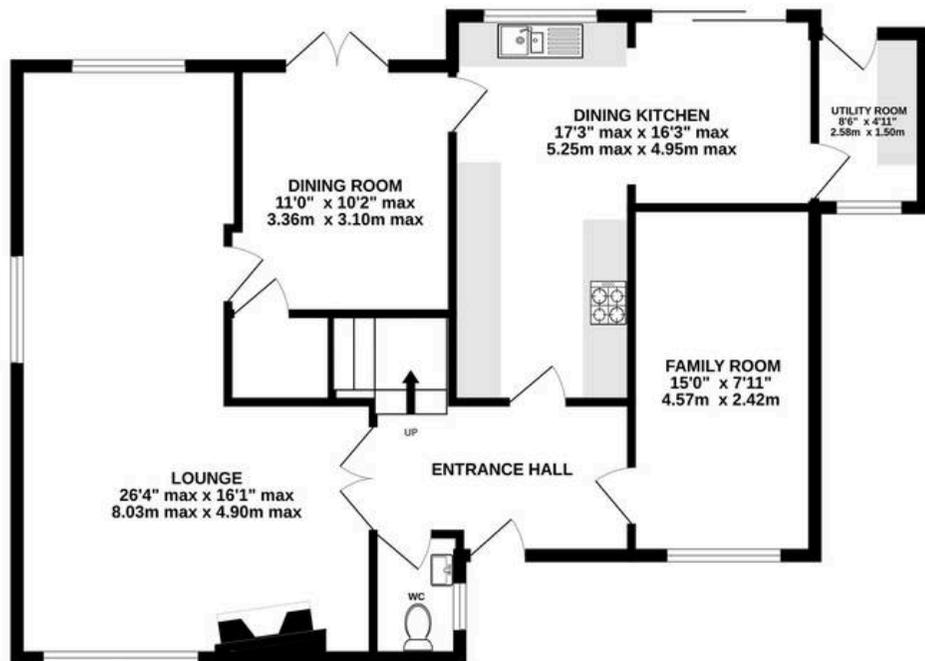
EPC Energy Efficiency Rating: D

- Superb corner plot position with great privacy and sunshine
- Substantially extended accommodation totalling to around 1800 square feet
- Highly flexible layout with great potential for modern open plan living
- Four good bedrooms and three bathrooms, plus a downstairs WC and utility room
- Prime Knutsford position, just a few minutes walk from Bexton Primary School
- A wonderful family home with great scope for the future

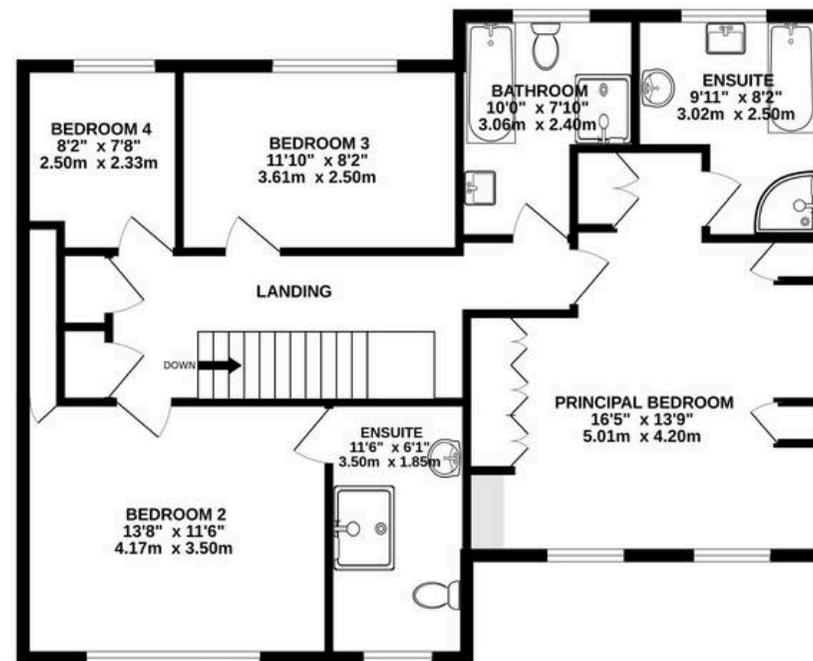




**GROUND FLOOR**  
934 sq.ft. (86.8 sq.m.) approx.



**1ST FLOOR**  
905 sq.ft. (84.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1839 sq.ft. (170.8 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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