# 16 Lowland Way Knutsford



A substantially extended detached family home providing fabulous open plan living accommodation, ideal for a growing family, with several reception areas, four bedrooms and two bathrooms, all within a short stroll to Bexton Primary School.

16 Lowland Way provides accommodation stretching over more than 2000 square feet and has been thoughtfully configured to provide great balance and a nice flow across the ground floor, with good flexibility to suit most requirements.

The ground floor comprises an entrance hall, downstairs WC, utility room, a study, sitting room, garden room with doors to the rear garden and a wonderful living kitchen/diner. The true 'hub of the home' includes a fitted kitchen with granite work surfaces, a host of integrated appliances and a large central island with a protruding breakfast bar for casual dining. A wood burner sits centrally between the kitchen and living areas and there is space for a selection of lounging furniture and a large dining table and chairs, and two sets of doors bi-fold doors leading to the rear garden. A rear porch and storage garage complete the ground floor.











The first floor is ideal for a growing family with four double bedrooms, including a superb principal bedroom suite. The principal suite includes a large dressing area, a good sized bedroom with a Juliette balcony overlooking the rear garden, a four piece ensuite bathroom and an additional study. The three other double bedrooms are serviced by the three piece family bathroom.

The property enjoys a secluded position toward the head of a cul-de-sac, with a generous frontage providing parking for several vehicles. The plot widens to the rear and enjoys a good aspect for sunshine and a high degree of privacy, thanks to a selection of mature trees. There is a covered seating area, ideal for entertaining, looking over the substantial grass lawn beyond. There are also two garden sheds and a log store.

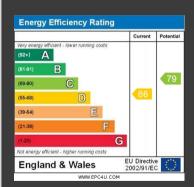






## 16 Lowland Way Knutsford Cheshire WA16 9AG

Price: £775,000
Tenure: Freehold
Local Auth: Cheshire East
Council Tax Band: F



# STORE 10'3" x 9'8" 3.12m x 2.95m STORE 10'3" x 9'8" 3.75m x 3.44m GARDEN ROOM 15'7" x 10'2" 4.74m x 3.10m SITTING ROOM 12'4" x 11'3" 3.75m x 3.44m

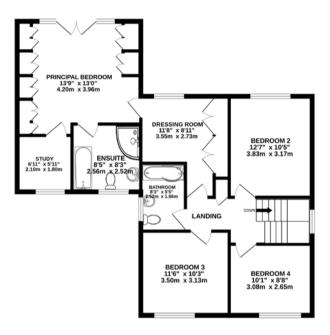
UTILITY ROOM

ENTRANCE HALL

GROUND FLOOR

1140 sq.ft. (105.9 sq.m.) approx.

1ST FLOOR 872 sq.ft. (81.0 sq.m.) approx.



### TOTAL FLOOR AREA: 2012 sq.ft. (186.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 60205.

STUDY 8'8" x 7'5" 2.65m x 2.27m

## 01565 757000

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