



32 Grove Park, Knutsford

£775,000

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An extended and refurbished detached house forming part of a desirable mature development located within a stones throw from Knutsford town centre.

Grove Park is a hugely popular location, being situated close to Knutsford train station and only a short flat walk to the towns shopping centre. The development comprises of mostly detached houses formed around a circular system of tree-lined roads and is within catchment for the well regarded Bexton Primary School.

The house was extended and underwent a complete scheme of refurbishment in 2016 and now offers well balanced and beautifully appointed accommodation extending to around 1650 ft.² in all, comprising two large reception rooms, a generous breakfast kitchen with adjoining utility room, three double bedrooms, three stylish bathrooms and a study.

The property benefits from parking for three cars and a very pretty landscaped garden with a summer house and useful outbuilding that has been used as both an office and a gym.

Upon entering the house you are greeted by a wide and spacious central reception hallway with an adjoining downstairs toilet and a staircase leading up to the first floor level. Located off the hall there are two independent reception rooms, including a very large dining room at the front of the house with solid oak flooring which runs throughout the majority of the ground floor level.

The sitting room is situated at the rear of the house with French doors leading out to a very pretty landscaped garden and an inglenook fireplace housing a cast-iron multi fuel burning stove.





The kitchen breakfast room is generous in size and enjoys pleasant views over the rear garden via a large picture window. There is a skylight window incorporated within a partially vaulted ceiling, and side facing French doors which lead out to a garden terrace. The kitchen is fitted with matching contemporary style cabinets with cream gloss doors surmounted with contrasting wooden worktops, and incorporating a combination of quality integrated and some freestanding appliances.

Adjoining the kitchen is a utility room fitted with excellent built in storage, including a tall bank of wall cupboards and separate base level cabinets on the opposite wall, incorporating a stainless steel sink and a second electric oven. There is space and plumbing for both a washing machine and tumble dryer. Beyond the kitchen is a small study with a front facing window.

On the first floor level there are three large double bedrooms which are all accessed of a generous landing with a super airing cupboard and access to a loft space with potential for conversion.



Bedroom one is fitted with an extensive range of quality built-in bedroom furniture, including full height wardrobes, bedside drawers and a dressing table. The adjoining ensuite shower room is fitted with a quality suite comprising a fully tiled shower enclosure with a thermostatic mixer shower, a low-level WC and a wash basin countersunk into a granite counter with storage below. There is also an additional tall built-in store cupboard.



Bedroom two benefits from a dressing area, incorporating a dressing table with cupboards and drawers and a built-in wardrobe. The adjoining ensuite bathroom is finished in attractive stone colour tiling and is fitted with a three-piece suite comprising of a tiled shower enclosure, a wall hung vanity wash basin and a low-level WC.

The third bedroom is also a large double with quality built-in bedroom furniture to one wall, incorporating two double wardrobes and a dressing table.

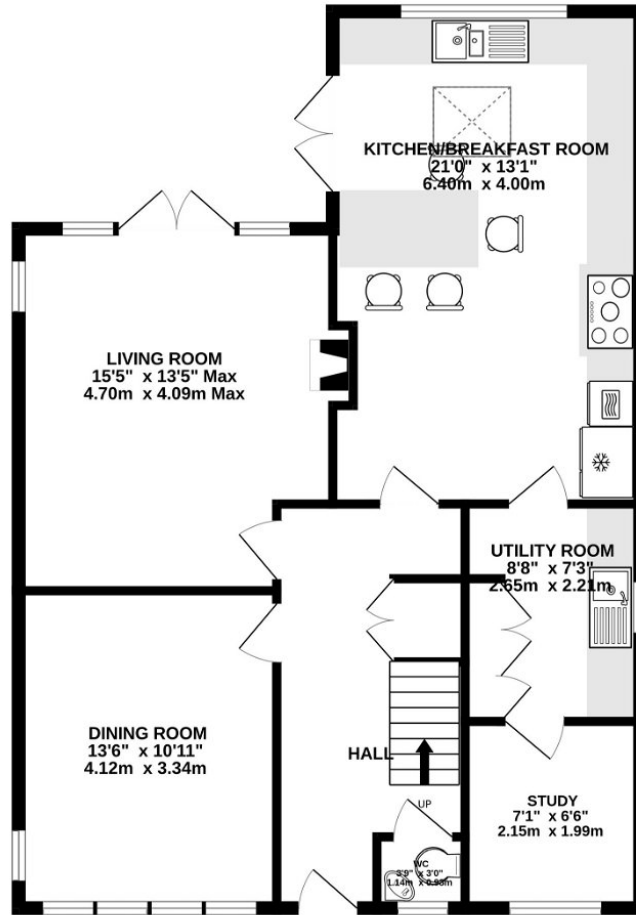
The family bathroom is located off the landing and is fitted with an attractive four piece suite, comprising a tile panelled bath with a wall flush waterproof television, a low-level WC and a pedestal wash basin plus a fully tiled shower enclosure with a thermostatic mixer shower.

Externally: To the front of the property a block paved driveway provides parking for three vehicles and is enclosed to the sides by mature hedging with an ornamental brick wall to the front boundary.

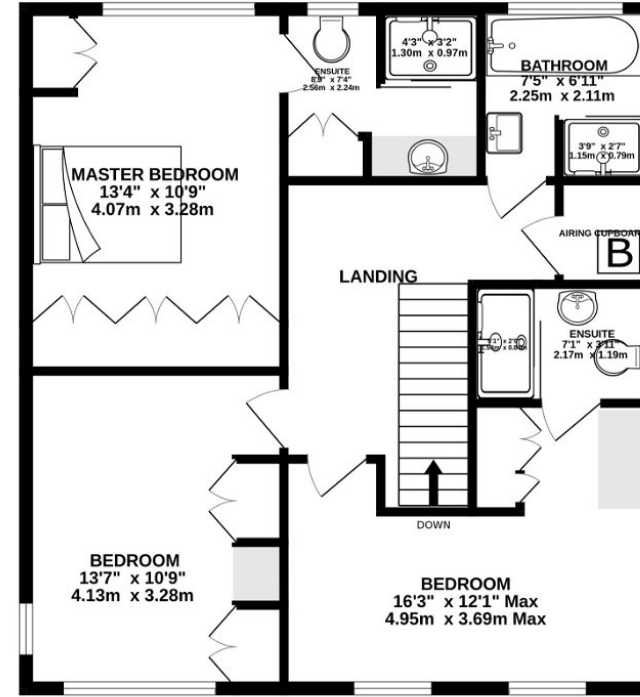
The rear garden has been beautifully landscaped with a well maintained lawn and an abundance of planting, enclosed to all sides by mature hedges providing a high degree of privacy. There is a stone flagged patio at the rear of the house with a connecting pathway to the bottom of the garden, where steps lead down to a lower level terrace with an ornamental pond and water feature. Tall hedges conceal a secret garden area with a timber frame summer house as well as a second detached outbuilding currently utilised as a gym.



GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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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