



19 Blackberry Gardens, Goostrey

Offers Over £575,000



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A contemporary style modern detached home with stylish landscaped gardens incorporating a covered garden room and bar, offering well balanced and beautifully presented accommodation including three reception rooms, a quality kitchen and utility room, four double bedrooms and two bathrooms.

19 Blackberry Gardens is an attractive four bedroom modern house built by Bloor homes in 2016, forming part of a charming development located within walking distance from the heart of Goostrey village.

The property is presented in immaculate condition offering well balanced reception spaces with a partially open plan feel and a landscaped garden with a part converted garage which has created a versatile covered garden room and bar, perfect for outdoor entertaining.

The village of Goostrey provides excellent amenities including a number of shops, a pharmacy, post office, two public houses and a superb primary school. Terra Nova School is about 2 ½ miles distant. The Grange School in Hartford is only around 10 miles distant, The King's School in Macclesfield 11 ½ miles and Holmes Chapel Comprehensive School 4 miles. All schools are accessible by coach services that pick up and drop off outside the post office in the village.

Goostrey Railway Station is within walking distance, offering an easy commute to central London, Manchester and other major nearby conurbations such as Liverpool, Birmingham and Chester.

The local road networks are well developed, with the M6 and M56 providing access across the country. Manchester Airport is nearby for international travel. From the property there are many lovely countryside walks to be enjoyed.





Inside the house on the ground floor level, a light and spacious central reception hallway with white porcelain tiled flooring provides access into most of the ground floor reception spaces with the benefit of a downstairs WC and useful built-in storage and cloaks cupboard.

There are three individual reception rooms which include a versatile family room which is located at the front of the house which can be used as a second sitting room or a large study.

The lounge is located at the rear, with a large picture window overlooking the landscaped gardens and attractive grey painted feature panelling to one wall. Double doors lead into a lovely dining room with luxury vinyl flooring and a partially vaulted ceiling with three skylight windows and French doors that flood natural light into the heart of the house.

The dining room is open to the kitchen, which has been fitted with stylish contemporary dove grey coloured cabinets with contrasting quartz worktops incorporating waterfall edges and an undermount sink with carved drainer grooves.

Integrated appliances include a double electric oven, a four ring electric induction hob, a built-in fridge freezer and a dishwasher.

Concealed from the kitchen is a small utility room which is fitted with matching cabinets with space and plumbing for both a washing machine and a tumble dryer and a part glazed entrance door leading out to the driveway at the side of the house.





The first floor landing is particularly spacious in size, with loft access to the roof void and a large built-in store cupboard.

There are four bedrooms in all, including a superb master bedroom located to the rear of the house with a dressing area and built-in wardrobes with mirror fronts and an adjoining en-suite shower room finished in clay and grey coloured porcelain tiles, fitted with a quality three piece suite comprising a fully tiled shower enclosure with a thermostatic mixer shower, a wall hung wash basin and a low level WC.

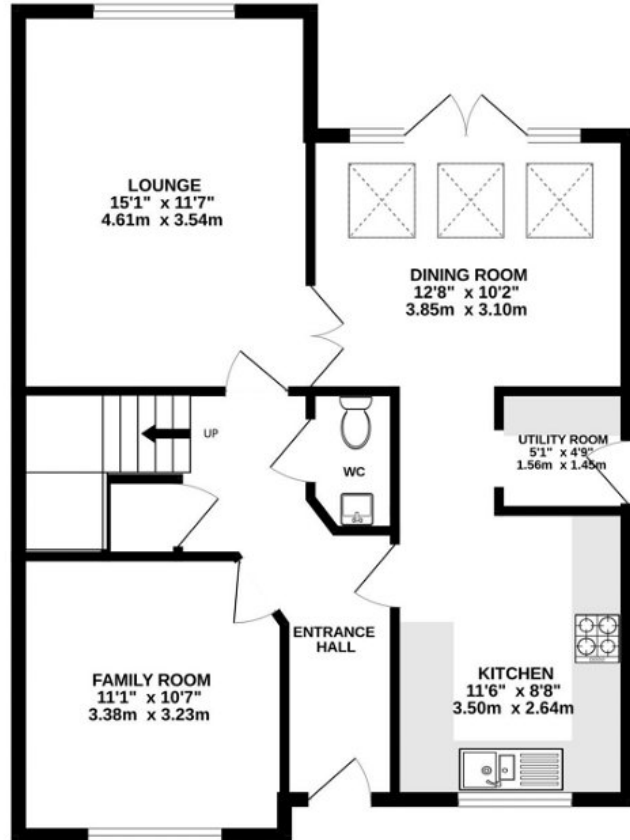
The three remaining bedrooms are all good doubles and share the use of a family bathroom located off the landing, which is finished in tiling similar to the ensuite and comprises a panel bath with a mixer shower over, a low-level WC and a wall hung wash basin.

Externally to the front of the property is a low maintenance gravel bed garden and a tarmac driveway which leads down the side of the house providing tandem parking space for at least two cars. The rear garden is enclosed to all sides with quality panel fencing and has been landscaped with a large area of artificial grass lawn at its centre.

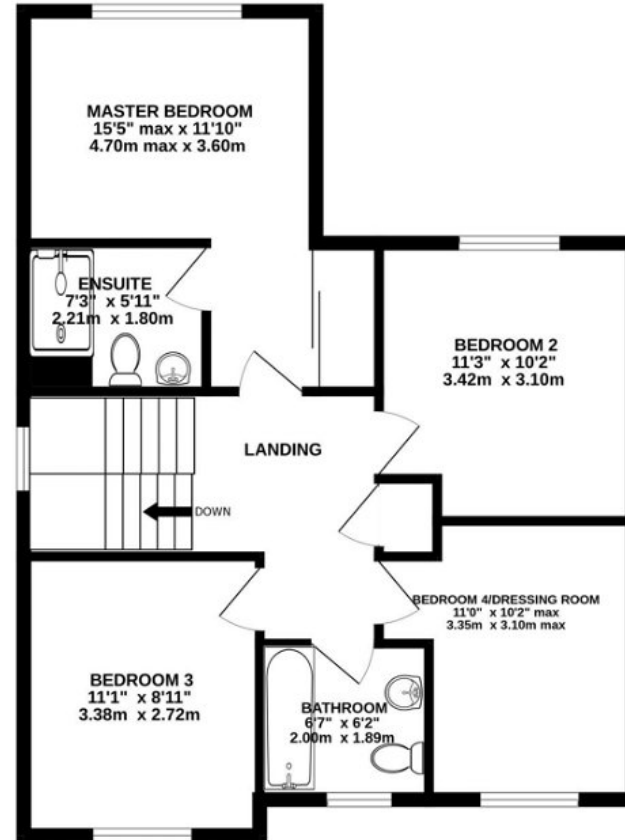
The garage has been cleverly converted with the side wall open to the garden providing a superb covered garden room which currently houses a hot tub. The front of the garage still provides good storage space and there is a timber frame bar seating area at its rear providing a lovely westerly facing space perfect to enjoy the last of the evening sun.



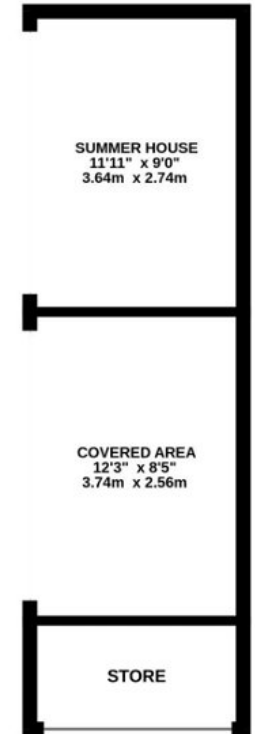
GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



OUTBUILDINGS
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.6 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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