



1 Booth Bed Lane, Goostrey

£720,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



1 Booth Bed Lane

Goostrey

Spacious four bed detached home with two receptions, kitchen diner, utility, en-suite, solar panels, gated drive, and large west-facing garden with patio.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Set in a large plot with a substantial private rear garden
- A detached home offering flexible and versatile living accommodation
- Two reception rooms, living room with log burner and a second reception which could also make an ideal play room/office
- Kitchen diner and utility room with space for appliances, along with a rear porch off the utility area
- Four double bedrooms and two bathrooms (one being en-suite to the master bedroom)
- Gravel driveway providing ample off road parking behind a five bar timer gate
- A stunning rear garden with hedge boundaries and an abundance of mature shrubs



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This impressive four bedroom detached house is set within a generous plot and offers spacious, flexible accommodation ideal for modern family living.

The property opens into a welcoming hallway, leading to two well-proportioned reception rooms.

The main living room features a charming log burner, perfect for cosy evenings, while the second reception room presents an ideal space for a playroom, home office, or formal dining area.

The kitchen diner is well-appointed with ample storage and worktop space, and is complemented by a separate utility room with space for appliances. A rear porch off the utility provides additional storage and practicality.

Upstairs, the property boasts four double bedrooms, including a master bedroom with an en-suite bathroom, and a further family bathroom. The home benefits from 16 solar panels (eight on the front and eight on the rear elevation) with the inverter conveniently located in the storage room off the utility, offering energy efficiency and lower running costs. A gravel driveway, set behind a five bar timber gate, provides ample off-road parking for multiple vehicles.

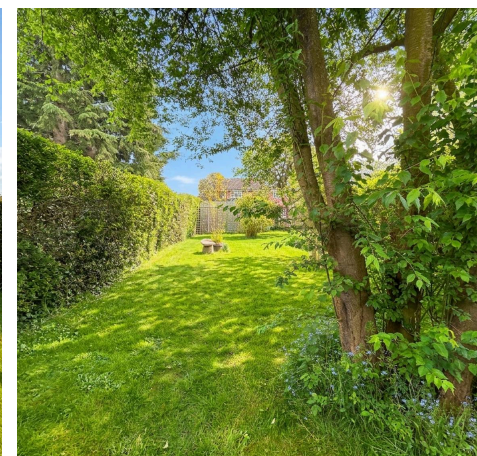




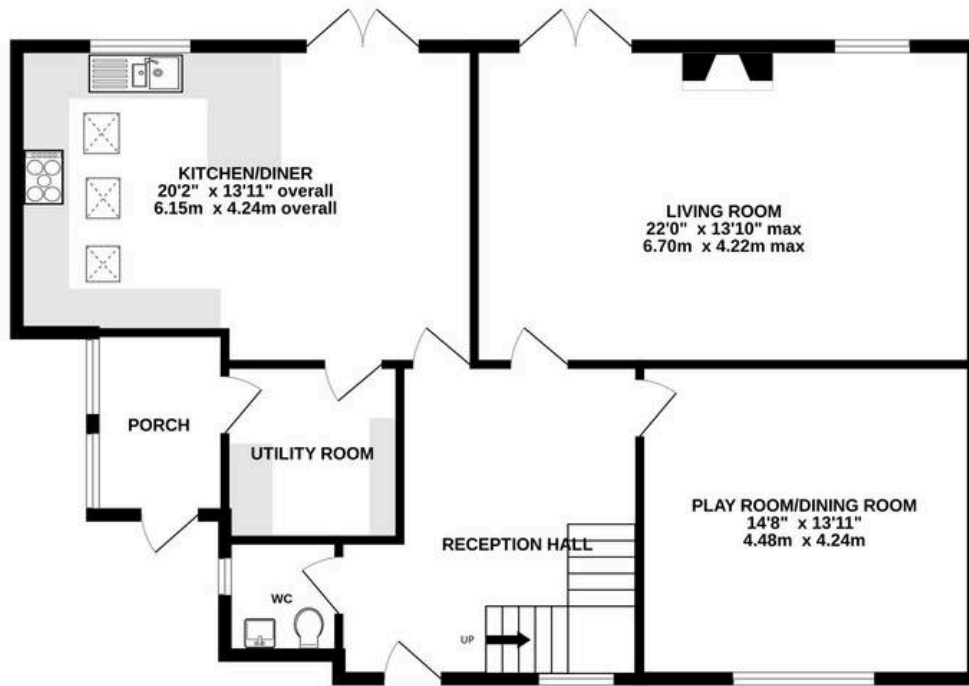
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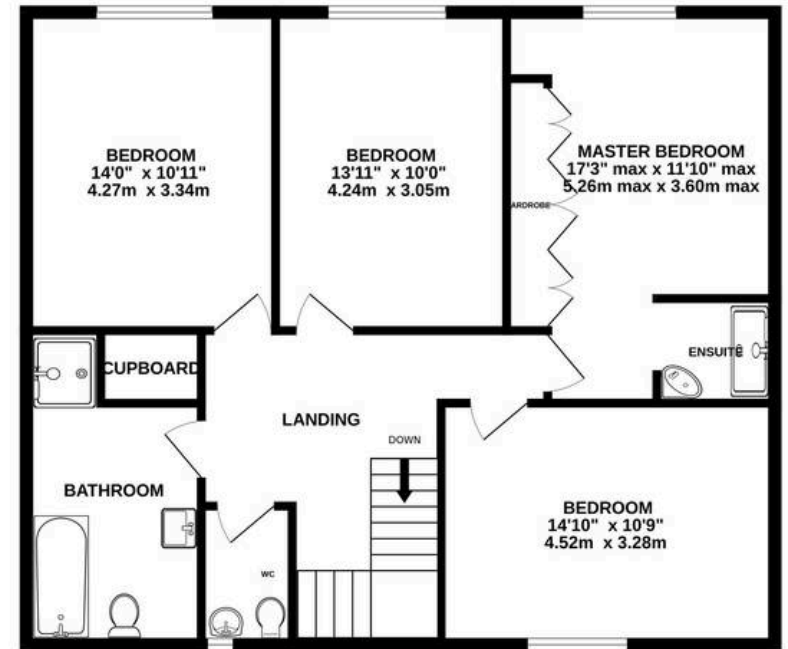
The outside space is a particular highlight, with a substantial west-facing rear garden that offers privacy and tranquillity. Mature hedge boundaries and an abundance of established shrubs create a secluded and picturesque setting, ideal for families and those who enjoy spending time outdoors. The large lawn provides plenty of space for children to play, while the patio area is perfect for al fresco dining and summer entertaining. There is further scope for keen gardeners to develop the grounds with the benefit of two sheds, one being metal so very low maintenance and two small ponds or for those wishing to create dedicated vegetable beds or a play area.. The generous plot size also allows for the potential to extend the property (subject to planning permission) or to add outbuildings if required. This wonderful garden, combined with the ample parking and gated access, makes the property an exceptional opportunity for buyers seeking a detached family home with extensive outside space in a sought-after location.



GROUND FLOOR
1066 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 1983 sq.ft. (184.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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