



The Wickets Smith Lane, Mobberley

Knutsford

£725,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



The Wickets Smith Lane

Mobberley, Knutsford

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Immaculate Recently Refurbished Three/Four Bedroom Detached Dormer Bungalow
- Established Private Gardens Extending to 0.3 approx. of an Acre
- Open Views Over Cheshire Countryside
- Private Driveway with Electric Gates
- Double Garage with Electric Door, EV Points & Workshop
- South Facing Solar Panels Enhancing Energy Efficiency
- Spacious & Versatile Accommodation Arranged Over Two Floors
- Principal Suite with Walk-In Dressing Room & En-Suite
- Generous Rear Garden & Substantial Entertaining Patio
- Sought After Semi-Rural Position Convenient for Mobberley, Knutsford & Wilmslow



The Wickets Smith Lane

Mobberley, Knutsford

An immaculate, recently refurbished and beautifully appointed three/four bedroom, two bathroom detached dormer bungalow, set within established private gardens extending to approximately 0.30 of an acre and enjoying open views across the Cheshire countryside. A large private gated driveway provides ample off-road parking and leads to a double garage with electric door, internal EV point and spacious workshop beyond.

The property is further enhanced by the recent installation of south-facing solar panels, delivering improved energy efficiency, reduced utility costs and protection against rising energy prices. Versatile accommodation is arranged over two generous floors and is thoughtfully balanced throughout, lending itself perfectly to modern family living. An internal viewing reveals an entrance porch leading into a welcoming hallway with cloakroom and W.C., bright and spacious living room with French doors opening onto the rear garden, and from here double doors open to a pleasant dining room. A well-appointed breakfast kitchen with integrated appliances flows seamlessly into an equally impressive utility room.

The principal double bedroom, featuring a striking bay window, is complemented by a fully fitted walk-in dressing room and an en-suite shower room with underfloor heating. A versatile fourth bedroom or study completes the ground floor accommodation.



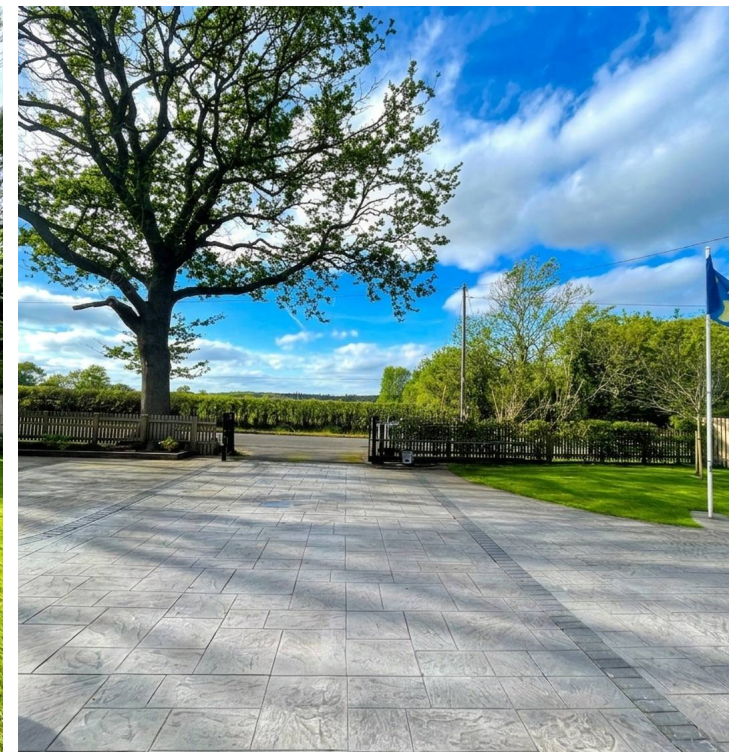
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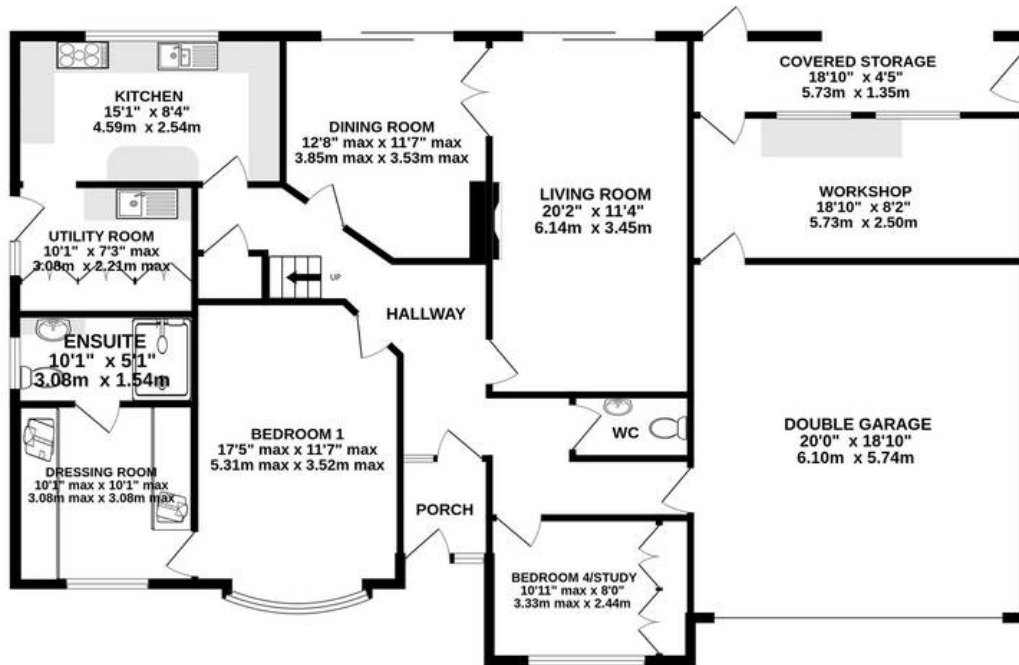
To the first floor, a generous landing with an eye-catching dormer window provides the perfect vantage point to take in the far-reaching countryside views. There are two further well-presented double bedrooms, both benefiting from useful eaves storage, served by a contemporary three-piece family bathroom.

The double garage is accessed internally from the house and externally via an electric shutter door and incorporates an EV charging point. Electric gates open onto the substantial driveway. The large private rear garden, complete with a generous sized entertaining patio, provides a superb backdrop to this exceptional home.

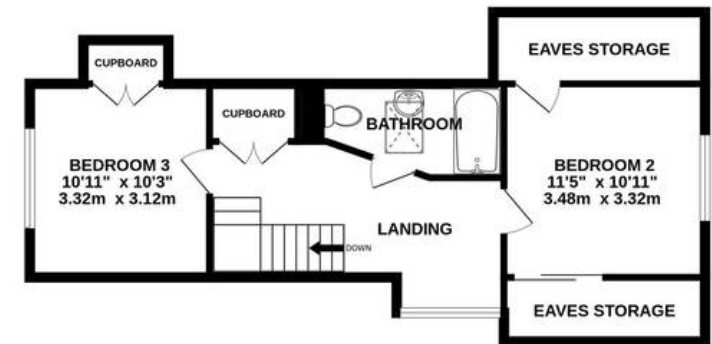
The property occupies a sought-after semi-rural position, conveniently placed for the villages and towns of Mobberley, Knutsford & Wilmslow, while enjoying immediate access to open countryside, established walking routes and several well-regarded local public houses. The area is also well served by a range of schools for all ages.



GROUND FLOOR
1826 sq.ft. (169.6 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 2347 sq.ft. (218.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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