



# **GASCOIGNE HALMAN**

THE POPLARS, LYMM

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THE AREAS LEADING ESTATE AGENT



## THE POPLARS, LYMM

**£999,995**

A most impressive newly constructed detached family home with superbly proportioned accommodation over three floors within private gated grounds on a quiet back water close to the village; about 3262 sq ft in all.

Occupying a smart gated plot on a little unknown private road this newly constructed detached family house offers superbly appointed accommodation arranged over three floors, about 3262 sq ft. Secure parking lies to the front of the house for several vehicles and includes the provision for an EV charging point. The walled rear gardens are not directly overlooked and a generous size laid to lawn with a full width terrace patio stretching across the back of the house giving good open access to the living dining kitchen. There is leisure and security lighting with remote CCTV around the house for piece of mind along with a house alarm.

A welcoming central hallway provides easy level access to the whole of the ground floor highlighted on the floor plan. The living room features a wood burning stove, the cloakroom/WC has Duravit and Hansgrohe fittings and porcelain tiles and the utility has a boiler which can be remotely accessed and fully programmable which is by underfloor heating to the ground floor. There is a useful home office to the front and a superb open plan living dining kitchen to the rear with multiple integrated appliances, a large island and bi-fold and french doors opening onto the terrace and gardens.

To the first floor the principal suite comprises a double bedroom with Juliet balcony overlooking the garden, a large wet room with matching quality sanitary-ware and a walk in dressing room/nursery. To the other half of the floor there are two more double bedrooms with another quality Jack and Jill bathroom.

The top floor provides a wonderful feature lantern light which cascades light through the house. There are three more double bedrooms and another matching bathroom and a further room designated as a gym or media room.





An Impressive, double fronted and newly constructed

Detached family residence about 3262 sq ft

Private, gated plot and established

Walled gardens and terracing

Superbly appointed and finished

Quality fitments throughout

Secure gated parking for several vehicles

EV charging potential

Contemporary, open plan, living dining kitchen

Island and numerous appliances

Six double bedrooms, four quality bathrooms

Three en-suite with dressing room/nursery



THE POPLARS, LYMM

### **LOCATION**

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

### **DIRECTIONS**

SAT NAV WA13 9AZ

### **TENURE**

Freehold.

### **LOCAL AUTHORITY**

Warrington Borough Council. Council Tax Band:- G









## **ENERGY PERFORMANCE RATING**

EPC Rating:- B

## **VIEWING**

Viewing strictly by appointment through the Agents.

## **SERVICES (NOT TESTED)**

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

**WORCESTER BOILER WITH 300 LITRE PRESSURISED HOT WATER TANK**

**BLUE TOOTH SPEAKER IN KITCHEN**

**CAT 6 CABLING THROUGHOUT**

**FIBRE OPTIC BROADBAND**

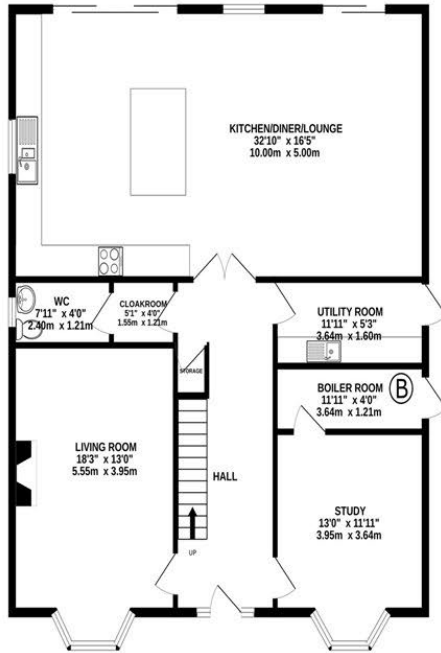
**HARD WIRED FOR SKY / TV THROUGHOUT**

**10 YEAR NHBC WARRANTY**

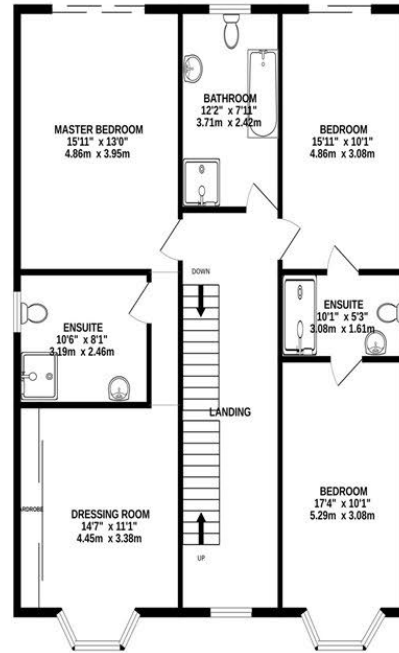
**RAISED FLOWER BEDS FRONT AND REAR**



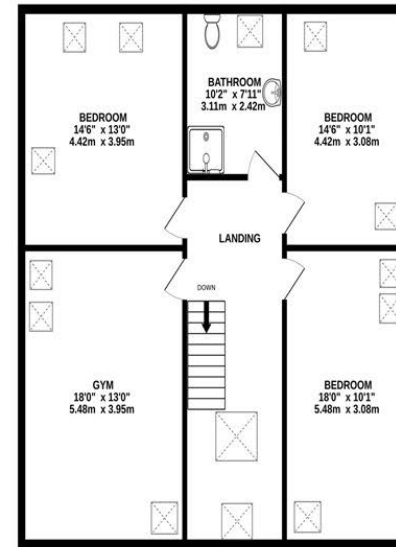
GROUND FLOOR  
1213 sq.ft. (112.7 sq.m.) approx.



1ST FLOOR  
1154 sq.ft. (107.2 sq.m.) approx.



2ND FLOOR  
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 3373 sq.ft. (313.4 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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