



**GASCOIGNE
HALMAN**

NORFOLK, CHARLES PLACE, DICKENS LANE,
POYNTON

THE AREAS LEADING ESTATE AGENT



CHARLES

— PLACE —



NORFOLK, CHARLES PLACE, DICKENS LANE, POYNTON

ASKING PRICE £950,000

"CHARLES PLACE" is an EXCLUSIVE DEVELOPMENT of FIVE BESPOKE DETACHED FAMILY HOMES constructed to a HIGH SPECIFICATION by LABC AWARD WINNING local developers Abode. OCCUPYING a PRIME position in CENTRAL POYNTON. CHARLES PLACE is within a FEW MINUTES WALK into the VILLAGE, PRIMARY/SECONDARY SCHOOLS and only a SHORT DISTANCE from COUNTRYSIDE WALKS.

Norfolk is a five bedroom, two bathroom detached home providing spacious and versatile accommodation which in brief comprises:- Covered entrance porch, entrance hall with turning staircase leading to the first floor and cloaks cupboard. The downstairs wc is partially tiled and fitted with a modern white high quality two piece suite. The formal lounge has a large walk in bay window which allows plenty of natural light. To the rear of the property the open plan living dining kitchen extends to over 28ft, the bi-folding doors provide views over the South facing rear gardens. The kitchen is comprehensively fitted with an extensive range of hand-built and hand painted, oak lined wall base and drawer units which are complemented by square edge quartz worktops and upstands. The appliances include a Neff slide and hide electric oven, single oven with microwave, induction hob, dishwasher and a freestanding Fisher Paykel fridge/freezer. The stainless steel sink features a Quooker tap. A utility room provides additional storage and adequate laundry facilities. To the first floor the landing includes a useful linen cupboard and turning staircase to the second floor. The master bedroom is at the rear of the property and boasts a fully tiled en-suite shower room. There are three further bedrooms. The fully tiled family bathroom is complete with a four piece suite. To the second floor is the fifth double bedroom. Externally to the front of the property is a lawned garden and block paved driveway which provides ample off parking. The South facing rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn, with a delightful patio seating area.



ABODE

PROPERTY DEVELOPMENT

SPECIFICATION

GENERAL SPECIFICATION

10 year warranty
Traditional Brick Structure
Slate roof coverings
Timber Casement Windows
Timber front door
Fully landscaped gardens
Flagged paths and patios
Block paved driveways
CCTV system
Smoke and heat detection system
Comprehensive alarm system

CLIENT PERSONALISATION

Kitchen colour and handles
Kitchen worktops
Floor finishes
Wall paint colours
Internal door style
Internal door colours and handles
Electrical finishes
Additions of sockets and light switches
Alterations to kitchen design

INTERIOR FINISHES

Artico and carpet floor finishes
Hardwood veneered doors
Chrome ironmongery
Chrome sockets and switches
Fully tiled bathrooms
High ground floor ceilings
Fully decoated throughout
Linen Storage Cupboards
Staircase with painted newel posts, handrail and spindles

ELECTRICAL & HEATING

Internal audio system
Air source heat pump
Underfloor heating to ground floor
Conventional radiators to first and second floor
Ring doorbell
Exterior lighting to all sides of property
Electric vehicle charging point
Phone Application to control heating and CCTV
Towel radiators to all bathrooms

KITCHEN SPECIFICATION

Hand-built shaker style kitchen
Hand painted finish
Quartz worktops and upstands
Quooker Tap
Oak drawer and cupboard linings
Oak lined cutlery insert
Soft closing drawers
Integrated waste bins
Neff appliances
Slide and Hide electric oven
Single oven with microwave
Induction hob
Freestanding fridge freezer
Integrated dishwasher
Ceramic sink
Separate utility room

AUDIO VISUAL & INTERNET

TV points to all reception and bedrooms
Wired data points to all reception rooms and bedrooms
Wireless access points
Ultra fast fibre broadband

DIRECTIONS

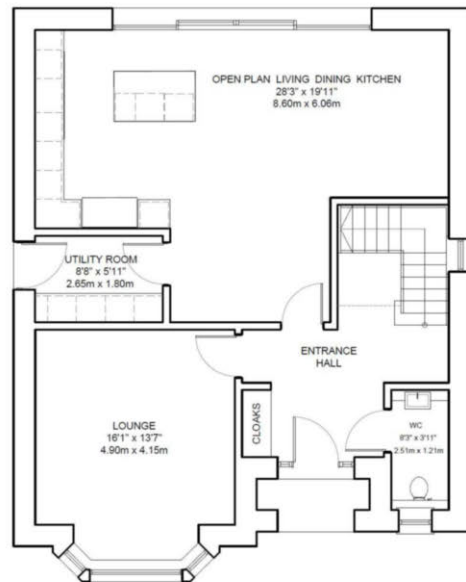
SK12 1NT

TENURE

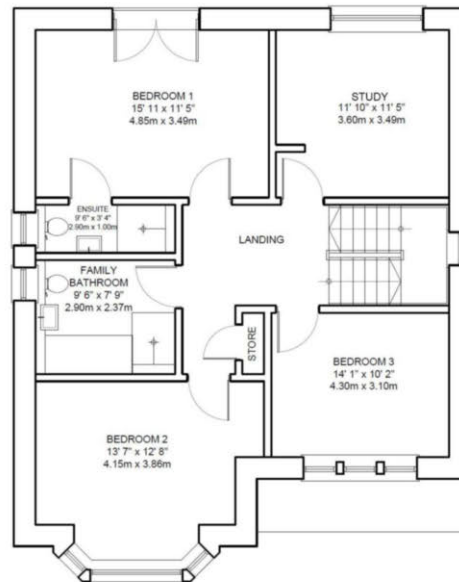
FREEHOLD

EPC RATING

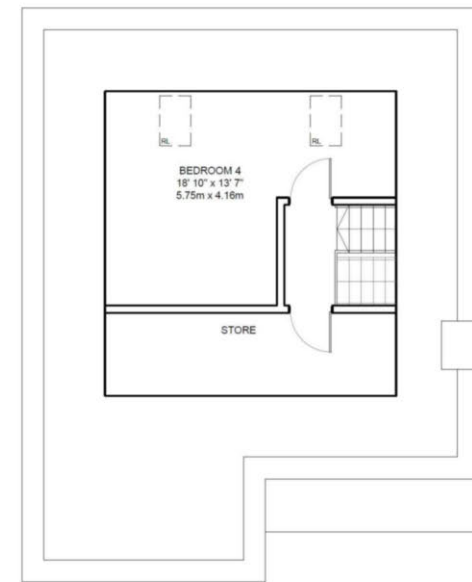
ASSUMED B - TBC



PLOT ONE
Ground Floor Plan
920.3 sq.ft / 85.5



PLOT ONE
First Floor Plan
904.1 sq.ft / 84.0 sq.m



PLOT ONE
Second Floor Plan
312.1 sq.ft / 29.0 sq.m /
Total
2136.5 sq.ft / 198.5 sq.m

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, SK12 1QX

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