



**GASCOIGNE
HALMAN**

3 JAMES PIMLOTT DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



3 JAMES PIMLOTT DRIVE, POYNTON

Asking Price £575,000

AN IMMACULATEDLY PRESENTED AND RECENTLY CONSTRUCTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME occupying a PRIME CUL-DE-SAC- POSITION within the HIGHLY SOUGHT AFTER BLOOR HOMES "KINGSWOOD" DEVELOPMENT. ENTRANCE HALL, DOWNSTAIRS WC/CLOAKS, UTILITY CUPBOARD, LOUNGE, MODERN OPEN PLAN LIVING DINING KITCHEN, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DRIVEWAY. SINGLE DETACHED GARAGE. SOUTH FACING LANDSCAPED REAR GARDEN.

- ** NO CHAIN **

- A RECENTLY CONSTRUCTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME

- STUNNING OPEN PLAN LIVING DINING KITCHEN

- CUL-DE-SAC POSITION

- LOCATED ON THE HIGHLY SOUGHT AFTER BLOOR HOMES "KINGSWOOD" DEVELOPMENT

- LANDSCAPED SOUTH FACING REAR GARDEN, DRIVEWAY & DETACHED SINGLE GARAGE



Occupying a favourable cul-de-sac position within the recently constructed Bloor Homes "Kingswood" development, which is ideally placed for both Poynton and Bramhall villages, the A555 and Poynton Train station, this recently constructed four bedroom detached family home is immaculately presented throughout. In brief the accommodation comprises:- Entrance hall with turning staircase leading to the first floor, downstairs wc which is fitted with a modern two piece suite and useful utility cupboard with ample laundry facilities. The lounge has a large window which allows for plenty of natural light. The dining kitchen spans width of the property and is comprehensively fitted with a range of modern high gloss, wall base and drawer units these are complemented by quartz worktops. The integrated appliances include a double oven, gas hob with chimney style extractor over, fridge/freezer and dishwasher. The remainder of the room has ample space for a formal dining table and chairs and french doors lead to the rear garden. To the first floor the master bedroom overlooks the garden and benefits from an en-suite shower room which is partly tiled and fitted with a double shower cubicle, low level wc, wall mounted wash basin and heated towel rail. There are three further well proportioned bedrooms and the family bathroom complete with modern four piece suite. Externally to the front of the property is a lawned garden and tarmac driveway which provides off road parking and access to the detached single garage. The South facing rear garden is fully enclosed by perimeter fencing and is mainly laid to lawn.

DIRECTIONS

SK12 1DQ

TENURE

FREEHOLD

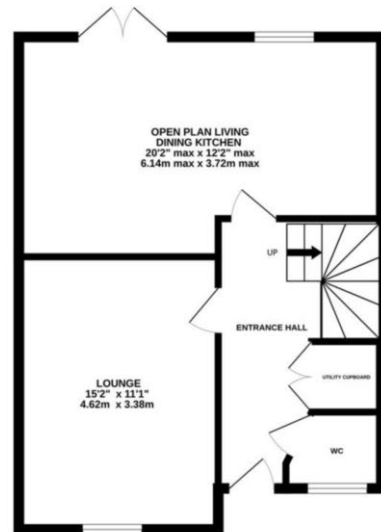
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND E

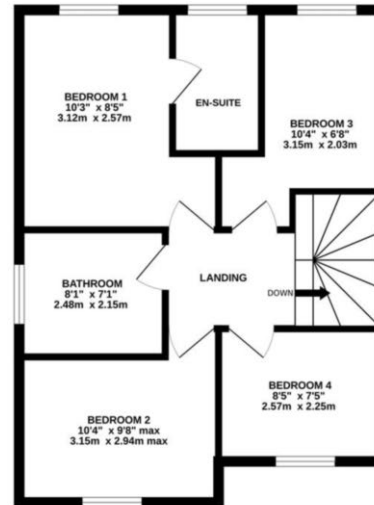
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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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