



**GASCOIGNE
HALMAN**

23 GLASTONBURY DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



23 GLASTONBURY DRIVE, POYNTON

Offers Over £700,000

AN IMMACULATELY PRESENTED and EXTENDED "CHESHIRE BRICK" FOUR BEDROOM DETACHED FAMILY HOME occupying an ENVIABLE POSITION OVERLOOKING FIELDS to the FRONT ASPECT within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA. ENTRANCE HALL, LOUNGE with FEATURE FIREPLACE, STUNNING L-SHAPED OPEN PLAN LIVING DINING KITCHEN with BI-FOLDING DOORS, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM. DOUBLE WIDTH TARMACADAM DRIVEWAY. INTEGRAL DOUBLE GARAGE. SOUTH FACING REAR GARDEN.

- ** NO CHAIN **

- AN ATTRACTIVE EXTENDED CHESHIRE BRICK DETACHED FAMILY HOME

- STUNNING MODERN OPEN PLAN LIVING DINING KITCHEN

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

- UTILITY ROOM & DOWNSTAIRS WC

- OPEN VIEWS TO THE FRONT ASPECT & ENCLOSED SOUTH FACING REAR GARDEN



Located on the popular "Glastonbury Drive" residential development, this detached family home occupies a favourable position enjoying views over open fields to the front aspect. The property has been thoughtfully extended and remodelled by the current vendor and offers spacious ground floor accommodation. There is further potential as previously planning permission has been granted for a first-floor side extension over the existing garage to create an additional bedroom with en-suite bathroom. The property is presented to a high standard throughout and in brief the property comprises: - Entrance Hall with glass staircase leading to the first floor, an internal door accesses the double garage. The main focal point of the lounge is the feature cast iron fireplace which incorporates a dog grate for a real fire. The impressive L-shaped open plan living dining kitchen is comprehensively fitted with an extensive range of high gloss wall, base and drawer units which are complemented by square edge worktops and upstands. The integrated appliances include a dishwasher, fridge/freezer, double oven, and hob with chimney style extractor hood over. The breakfast bar offers additional storage and the ideal area for informal dining, the remainder of the room has adequate space for formal dining and a lounge seating area. Velux skylights and floor to ceiling picture windows allow for plenty of natural light and bi-folding doors lead onto the rear garden. The utility room offers additional storage and laundry facilities and leads to the downstairs wc which is fitted with a modern two-piece suite. To the first floor the master bedroom has a range of fitted furniture which includes wardrobes and drawer storage, the en-suite shower room is fully tiled with a low level wc, pedestal wash basin and walk in shower. The second bedroom is another double room which also benefits from fitted wardrobes. There are two further bedrooms which are of similar proportions, bedroom three includes a storage cupboard and built in dressing table with drawer storage. The fully tiled family bathroom features a panelled bath with shower over, concealed cistern wc and wash basin with storage below. Externally to the front of the property is a walled lawn garden and double width tarmac driveway which offers ample off-road parking and leads to the integral double garage. The South facing rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with two Indian stone flagged patio seating area.

DIRECTIONS

SK12 1EN

TENURE

FREEHOLD

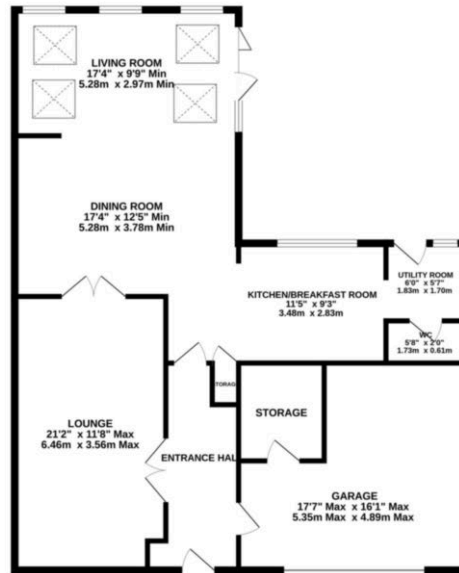
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F

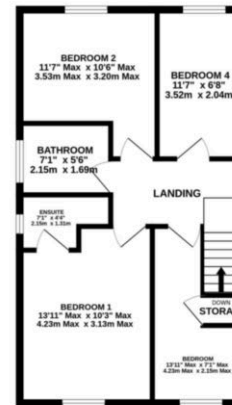
SERVICES (NOT TESTED)

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

GROUND FLOOR
1196 sq ft, (111.1 sq.m.) approx.



1ST FLOOR
527 sq ft, (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1723 sq ft, (160.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metriq 12/2024

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