



**GASCOIGNE
HALMAN**

30 HAZEL DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



30 HAZEL DRIVE, POYNTON

ASKING PRICE £625,000

AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED BUNGALOW OCCUPYING A FAVORABLE CORNER PLOT and located within a SOUGHT AFTER RESIDENTIAL AREA within WALKING DISTANCE of POYNTON VILLAGE. TWO RECEPTION ROOMS, DINING KITCHEN, FOUR GOOD SIZED BEDROOMS, the MASTER WITH EN-SUITE SHOWER ROOM and a FAMILY BATHROOM. LANDSCAPED GARDENS to THREE SIDES. DRIVEWAY. DETACHED DOUBLE GARAGE.

- A SUBSTANTIAL FOUR BEDROOM DETACHED BUNGALOW.
- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA.
- TWO SEPARATE RECEPTION ROOMS.
- STUNNING OPEN PLAN DINING KITCHEN.
- CORNER PLOT POSITION.
- DETACHED DOUBLE GARAGE AND DELIGHTFUL LANDSCAPED GARDENS TO THE FRONT AND BACK.





This beautifully presented four bedroom detached bungalow enjoys a desirable corner plot with landscaped gardens to three sides. The accommodation is well-proportioned and thoughtfully designed, comprising an inviting entrance hallway with a storage cupboard, leading to a modern kitchen fitted with a comprehensive range of wall, base, and drawer units and integrated appliances, seamlessly flowing into the dining room. To the left of the hallway, the light and spacious lounge benefits from a bay window, filling the space with natural light. This leads into the patio room, featuring a charming fireplace and sliding doors opening to the garden. A separate family room offers versatility, serving as an additional lounge, study, or even a fifth bedroom if required. The bungalow boasts four well sized bedrooms, with the main bedroom benefiting from a built-in storage cupboard, creating a walk-in wardrobe feel, as well as an en-suite shower room and direct access to a private patio area. Additional useful eaves storage can be found in the hallway. Externally, the property is set within mature landscaped gardens, predominantly laid to lawn and stocked with an abundance of established trees, plants, and shrubs. A block paved driveway to the front provides ample off road parking, leading up to a detached garage. This is a rare opportunity to acquire a spacious and flexible home in a prime location, ideal for families or those looking for single level living with generous outdoor space and must be viewed to be fully appreciated.

DIRECTIONS

SK12 1PX.

TENURE

FREEHOLD

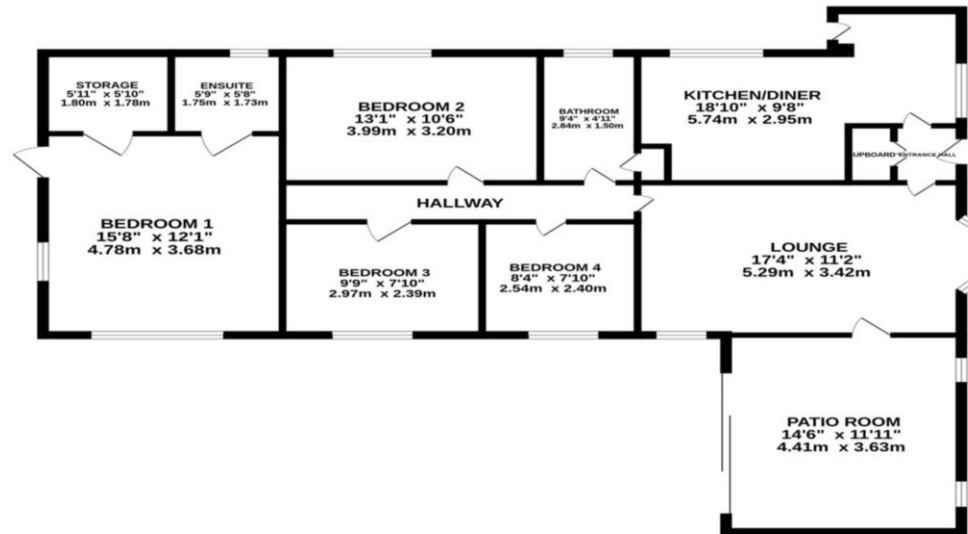
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E.

SERVICES

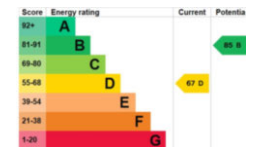
Services have not been tested and you are advised to make your own enquiries and/or inspection

GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



TOTAL FLOOR AREA: 1160sq.ft. (107.8 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is to be made as to their operation or efficiency can be given.
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