



**GASCOIGNE
HALMAN**

NORFOLK, CHARLES PLACE, DICKENS LANE,
POYNTON

THE AREAS LEADING ESTATE AGENT



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.



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

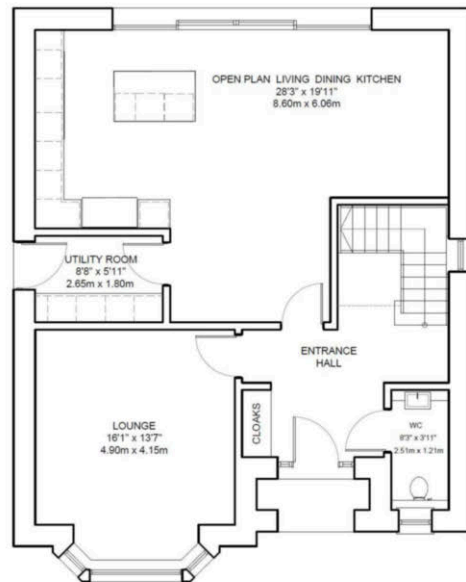
SK12 1NT

TENURE

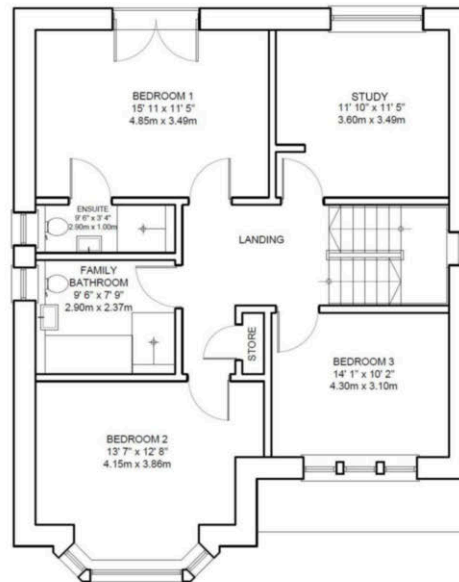
FREEHOLD

EPC RATING

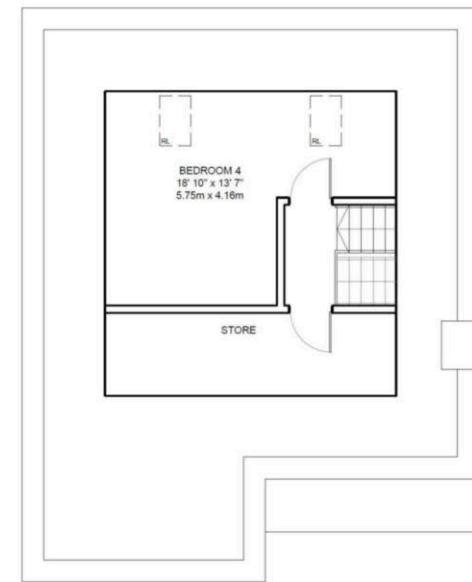
ASSUMED B - TBC



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.

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