



**GASCOIGNE
HALMAN**

8 JAMES PIMLOTT DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



8 JAMES PIMLOTT DRIVE, POYNTON

OFFERS OVER £700,000

AN IMMACULATELY PRESENTED AND SPACIOUS FOUR DOUBLE 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, LOUNGE, STUDY, OPEN PLAN LIVING DINING KITCHEN, UTILITY, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. LANDSCAPED FRONT and REAR GARDENS.

- A RECENTLY CONSTRUCTED FOUR DOUBLE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME BUILT BY BLOOR HOMES

- IMMACULATELY PRESENTED THROUGHOUT

- TWO SEPARATE RECEPTION ROOMS PLUS OPEN PLAN LIVING DINING KITCHEN

- UTILITY & DOWNSTAIRS WC

- PRIME CUL-DE-SAC POSITION WITHIN THE SOUGHT AFTER KINGSWOOD DEVELOPMENT, CONVENIENTLY PLACED FOR POYNTON TRAIN STATION & THE A555

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, DETACHED GARAGE AND LANDSCAPED GARDENS





DESCRIPTION

Recently constructed by the highly regarded "Bloor Homes", this four double bedroom detached family home is located within a small cul-de-sac within the popular Kingswood development, which is ideally positioned for Poynton village, the train station and the A555. In brief the accommodation comprises: - Entrance hall with stairs leading to the first floor and useful storage below. A utility cupboard offers ample laundry facilities and storage and the downstairs wc is fitted with a modern two piece suite. The lounge is situated at the rear of the property, floor to ceiling windows and French doors provide plenty of natural light and views over the rear garden. The second reception room is currently used as an office however would also be perfect as a children's playroom. The dual aspect open plan living dining kitchen extends to over 25ft and is comprehensively fitted with a range of modern shaker style wall, base and drawer units these are complemented by square edge worktops over, the integrated appliances include a double oven, gas hob with extractor over, fridge/freezer and dishwasher. The central island offers additional storage. The remainder of the room has adequate space for a formal dining table and chairs and a seating area. To the first floor the master bedroom includes fitted mirrored floor to ceiling wardrobes and benefits from an en-suite shower room with modern three piece suite, there are three further double bedrooms, of which two bedrooms have built in wardrobes. The family bathroom boasts a separate shower cubicle, panelled bath, low level wc and wall hung wash basin. Externally to the front of the property is a lawned garden and the tarmac driveway provides ample off road parking and leads to the detached single garage. The rear garden is fully enclosed by perimeter fencing and is predominately gravelled for low maintenance with a delightful patio seating area. The raised sleeper flowerbeds are well stocked with an abundance of trees, plants and shrubs.

DIRECTIONS

SK12 1DQ

TENURE

FREEHOLD

SERVICE CHARGE

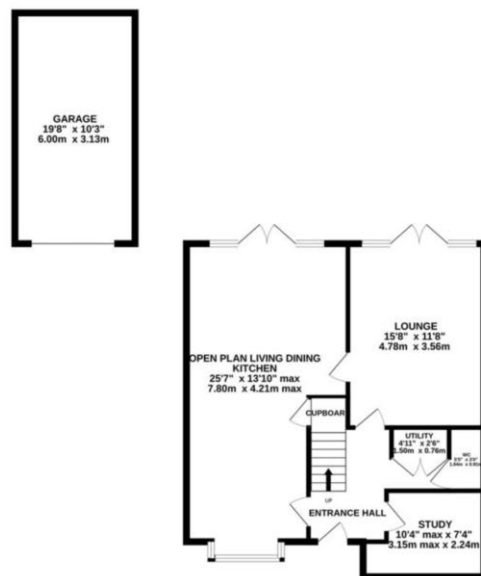
There is a service charge of £177.13 per annum for the maintenance of the communal areas within the development

SERVICES (NOT TESTED)

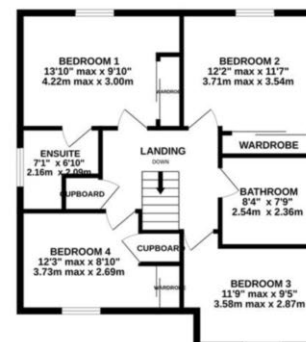
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOUNGE

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



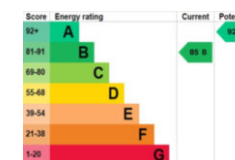
1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 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.
Made with Metropix (2025)

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