



**GASCOIGNE  
HALMAN**

APRIL RISE, 24 ANGLESEY DRIVE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## APRIL RISE, 24 ANGLESEY DRIVE, POYNTON

**OFFERS OVER £1,350,000**

A SUBSTANTIAL DETACHED FAMILY HOME sat within PRIVATE GARDENS and OCCUPYING an ENVIABLE POSITION OVERLOOKING POYNTON POOL. ENTRANCE PORCH, ENTRANCE HALL, 23FT LOUNGE, STUDY, CONSERVATORY, DINING KITCHEN, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM. LEISURE SUITE with SWIMMING POOL and CHANGING ROOMS. SECURE GATED DRIVEWAY. INTEGRAL DOUBLE GARAGE. LANDSCAPED MATURE GARDENS.

- \*\* NO CHAIN \*\*

- A SUBSTANTIAL FOUR BEDROOM, THREE BATHROOM DETACHED FAMILY RESIDENCE

- LOCATED ON THE HIGHLY SOUGHT AFTER "ANGLESEY DRIVE " & OVERLOOKING POYNTON POOL

- LEISURE SUITE WITH SWIMMING POOL & CHANGING ROOM FACILITIES

- TWO RECEPTION ROOMS, DINING KITCHEN & CONSERVATORY

- SECURE GATED DRIVEWAY, DOUBLE GARAGE & WEST FACING LANDSCAPED GARDEN



April Rise is a substantial detached family home, which is centrally positioned within an enviable plot of beautifully landscaped gardens which overlook Poynton Pool. The property offers plentiful and spacious accommodation which comprises of :- Entrance porch, Entrance hall with stairs leading to the first floor and 23ft Lounge with feature fireplace which includes a living flame gas fire. The second reception room is currently used as a office/study but would also be an ideal children's playroom. To the rear of the property the conservatory benefits from air conditioning and has views over the gardens. The dining kitchen is fitted with a comprehensive range of fitted wall, base, display and drawer units these are complemented by quartz worktops and upstands. The integrated appliances include a dishwasher and microwave, there is recess space for an american fridge/freezer and range style cooker. An island unit provides additional storage and includes a inset sink with mixer tap over. The remainder of the room has space for a formal dining table and chairs and has access to the utility room which provides ample laundry facilities. Bedroom four is located on the ground floor. The downstairs shower room is partly tiled and is fitted with a low level wc, shower cubicle with thermostatically controlled shower and wall hung vanity unit with wash basin inset. The leisure suite includes a heated swimming pool with a bar area, folding doors open on to the rear patio seating area. There is also a changing/plant room. To the first floor the master bedroom benefits from air conditioning and dual aspect windows, the bedroom is comprehensively fitted with a range of furniture which includes floor to ceiling wardrobes and draw storage, the en-suite bathroom is fully tiled and includes a heated towel rail, low level wc, bidet, panelled bath with shower over and vanity unit with "his" and "hers" wash basin. The second bedroom has views over Poynton Pool and is also air conditioned, there are fitted wardrobes to one wall and a vanity unit with wash basin inset, this room also has concealed access to the "Jack and Jill" access to the main family bathroom. Bedroom three is another double bedroom. The family bathroom features a double walk in shower cubicle with thermostatic shower, pedestal wash basin, bidet, low level wc and heated towel rail. Externally the property is accessed via secure electric gates and the driveway provides ample off road parking and leads to the double garage. There are established landscaped gardens to all sides of the property which are predominately laid to lawn and are well stocked with an abundance of established trees, plants and shrubs.

**DIRECTIONS**

SK12 1BU

**TENURE**

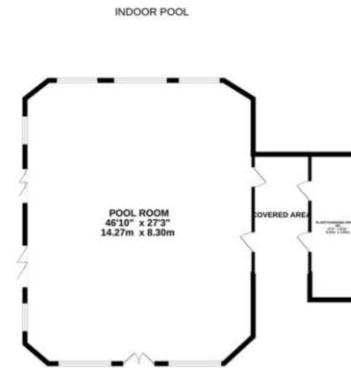
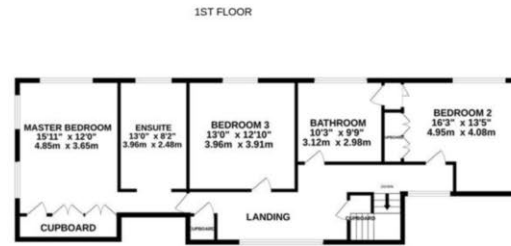
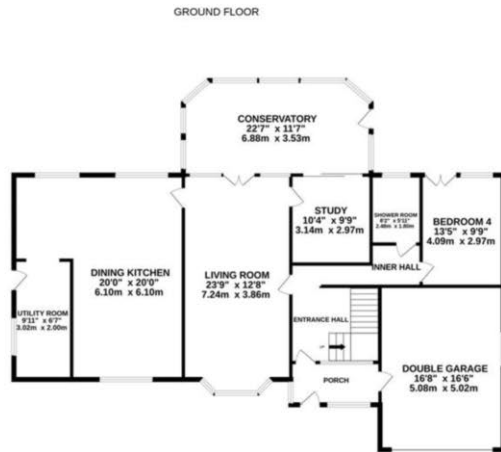
FREEHOLD

**LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND G

**SERVICES (NOT TESTED)**

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



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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