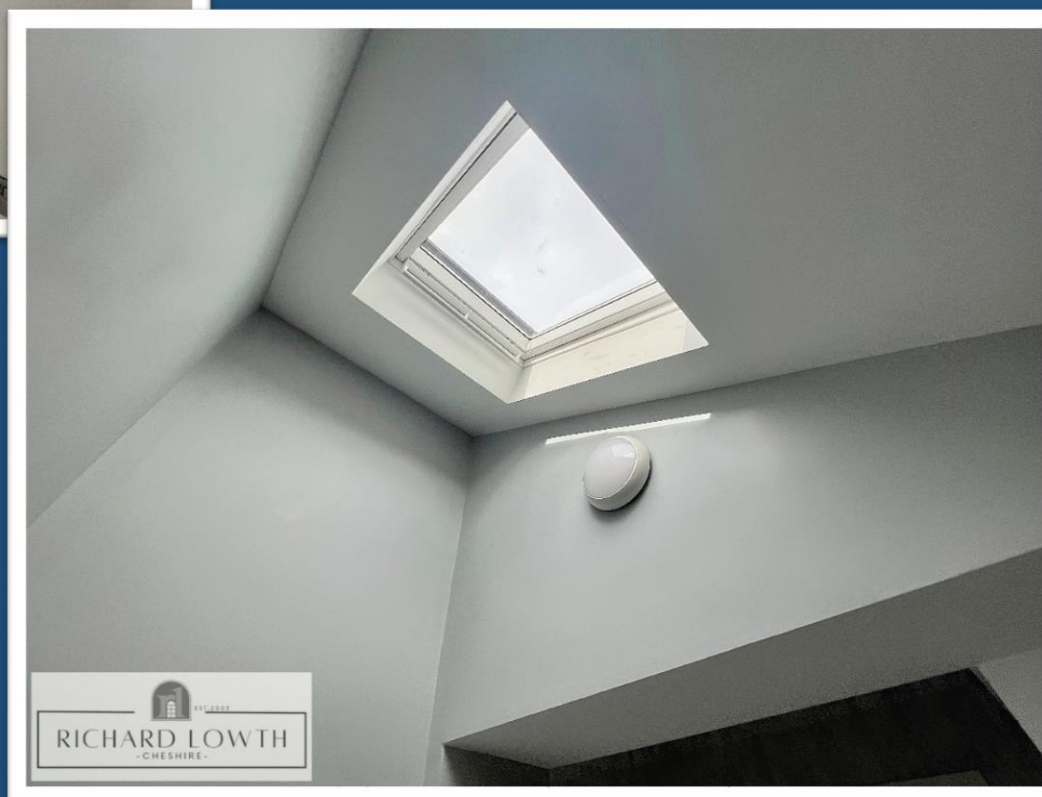




Welcome to

3 Chestnut Drive, Poynton, Cheshire, SK12 1QG



The stunning four-bedroom / two-bathroom detached bungalow has been completely re-imagined and beautifully extended to create a contemporary home of real distinction. From the moment you arrive, the kerb appeal is undeniable with striking modern cladding combined with smart anthracite UPVC windows and a matching front door, giving a sense of quality and style. Stepping inside, you are greeted by a light-filled entrance hallway, featuring a stunning skylight and built-in storage, perfectly designed for everyday convenience. Off the hallway sits a useful utility room and impressive bathroom/wc with chrome fixtures, dark wood feature panelling, along with Italian porcelain wall tiles with black slate effect Amtico flooring creating a calm and luxurious atmosphere. From the hallway, this home opens into an impressive open-plan living/dining kitchen measuring 22' 8" x 20' 9". This expansive space forms the heart of this home, with defined layout that flows seamlessly between zones for cooking, dining and relaxing. The kitchen itself features quality Compaq quartz worktops and a lovely central island with breakfast bar seating, finished in a beautiful pearl blue cabinetry that adds warmth and personality to the room.





- Totally re-imagined detached bungalow
 - 4 bedrooms / 2 bathrooms
- Extended, well planned accommodation
 - Open plan living/dining kitchen
- Useful utility room & 2 separate bathrooms
 - Bedroom one overlooking rear garden
 - Easy walking distance to village centre
 - Driveway parking
- Private, enclosed rear garden & detached garage
 - Move in ready





To the rear...

A thoughtfully designed inner hallway connects the living space to the bedroom accommodation, incorporating a built-in home office area, ideal for working from home or a study. There are four generous bedrooms, each tastefully decorated and easily accommodating double beds. Bedroom one is a superb principle bedroom, featuring fitted wardrobes and double doors leading out directly into the garden, offering a peaceful retreat. Bedroom two, currently used as an additional sitting room also enjoys direct access into the garden via double patio doors. Bedroom three, overlooks the side and is a great double bedroom with additional wardrobe space. Bedroom four, also overlooks the rear, and benefits from a walk-in wardrobe. Alongside the bedroom accommodation, there is a separate, beautifully fitted shower room/wc which is complemented by Italian quartz effect wall and floor tiling.





Outside...

The rear garden is a real highlight being private, enclosed and beautifully arranged with a patio area ideal for outdoor dining and relaxation. There is a detached, brick-built garage with overhead door access offering ample storage and off road, driveway parking. This home combines modern design, practical layout and premium finishes throughout, making it ideal for those seeking a move-in ready property within each reach of village amenities.

MORE TO EXPLORE

Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines heritage with modern charm.

The village is known for its welcoming atmosphere and a thriving selection of independent shops, cafes, bars, and restaurants that offer unique local flavours and experiences. Families are drawn to Poynton for its strong educational offerings, with well-regarded schools serving all age groups, as well as a safe, community-oriented environment.

For those who enjoy the outdoors, Poynton is perfectly placed with access to beautiful surrounding countryside. The expansive Lyme Park, with its historic estate and scenic walking trails, is just a stone's throw away, while the Middlewood Way offers picturesque paths ideal for cycling, walking, and horse riding.

Commuters benefit from excellent connectivity, with Poynton's railway station offering a direct link to Manchester and easy access to the motorway network. Additionally, Manchester Airport is conveniently close, making travel further afield smooth and accessible.

Overall, Poynton Village is a harmonious blend of historical character, modern amenities, and natural beauty, making it an appealing choice for residents and visitors alike.



WHERE DO I GO WHEN I NEED...



Coffee and cake?

There are lots of amazing cafes which can be found on Park Lane and School Lane.



Schools?

There are lots of good primary schools in the area – Worth, Vernon, Lostock Hall, Lower Park & St Paul's Catholic. All close and nearby. Poynton High School is conveniently located.



Restaurants and drinks?

Panache is a firm local favourite, and The Farmers Arms. Enjoy drinks at The Vine Hop and The Flute & Firkin.



Walks and park?

Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



Shops?

We are spoilt for choice when it comes to supermarkets... Aldi, Waitrose, Morrisons and a Co-op Local are all within walking distance of the village.



Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1QG**

TENURE: **FREEHOLD. RENT CHARGE £12**

ENERGY PERFORMANCE CERTIFICATE: **C**

COUNCIL TAX BAND: **D**

SERVICES (NOT TESTED): **All mains services are connected to the property.**

LOCAL AUTHORITY: **Cheshire East Council. For further information, please use:**
<https://www.cheshireeast.gov.uk/home.aspx>

GROUND FLOOR



DIRECTIONS: 3 Chestnut Drive, Poynton, Cheshire, SK12 1QG

From Poynton village, head along London Road South and take the right hand turning onto Dickens Lane. Follow this road along, taking the 3rd turning on your right hand side, onto Yewtree Lane. Chestnut Drive will be your 2nd left and the property will be quickly located on your right hand side.

WHAT3WORDS:
///normal.kennels.incur

TO VIEW:

Call: 01625 859911 | Email: sales@richardlowth.co.uk

