

Cloverfield, Lymm, WA13 9WB

£695,000

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## Modern detached family home in an exclusive gated cul-de-sac walking distance to Lymm village

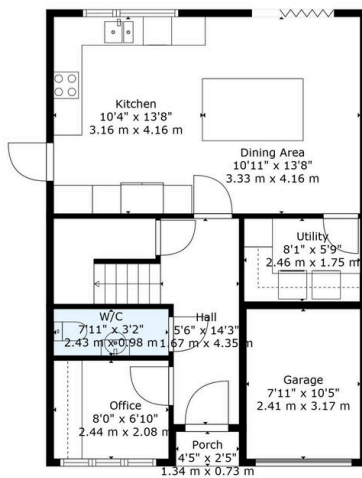
Situated in a private, gated cul-de-sac of just nine homes, this stylish and spacious five/six-bedroom detached property offers the perfect blend of contemporary living, easy walking distance to Lymm village centre and its array of amenities.

The ready-to-move-into accommodation is thoughtfully laid out to suit modern family life, offering generous living spaces and flexibility throughout. The property benefits from a fully enclosed rear garden, driveway parking and a useful storage garage.

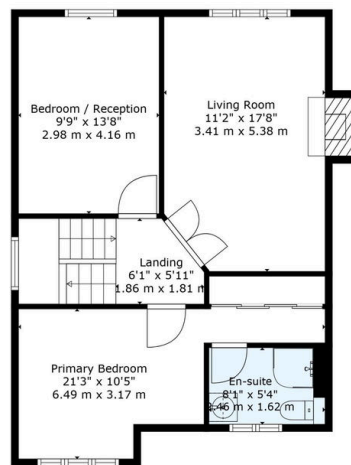
Early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.

## Key Features

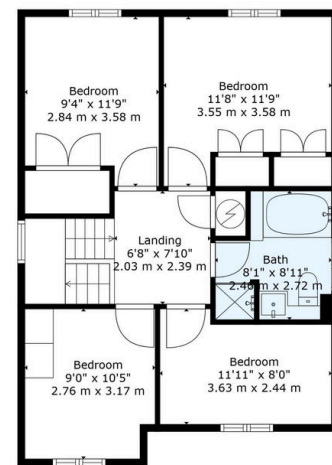
- Detached family home with five/six bedrooms
- Well maintained and stylishly presented
- Well proportioned living room
- Off-road parking
- Easy commuting distance to major motorway networks and airports
- Gated access onto the private cul-de-sac
- Fully fitted kitchen with bi-fold doors onto the rear garden
- Principal bedroom with dressing area and ensuite
- Walking distance to Lymm Village centre
- Internal viewings strongly recommended to appreciate all that this family home has to offer



Ground Floor



First Floor



Second Floor



**TOTAL: 1738 sq. ft, 162 m<sup>2</sup>**  
 GROUND FLOOR: 502 sq. ft, 47 m<sup>2</sup>, FIRST FLOOR: 622 sq. ft, 58 m<sup>2</sup>, SECOND FLOOR: 614 sq. ft, 57 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 82 sq. ft, 8 m<sup>2</sup>, UTILITY: 47 sq. ft, 4 m<sup>2</sup>, PORCH: 11 sq. ft, 1 m<sup>2</sup>,  
 FIREPLACE: 11 sq. ft, 1 m<sup>2</sup>, " ": 7 sq. ft, 1 m<sup>2</sup>, WALLS: 168 sq. ft, 16 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.