

**Booths Hill Road, Lymm, WA13 0DN**

Offers In Region Of £950,000

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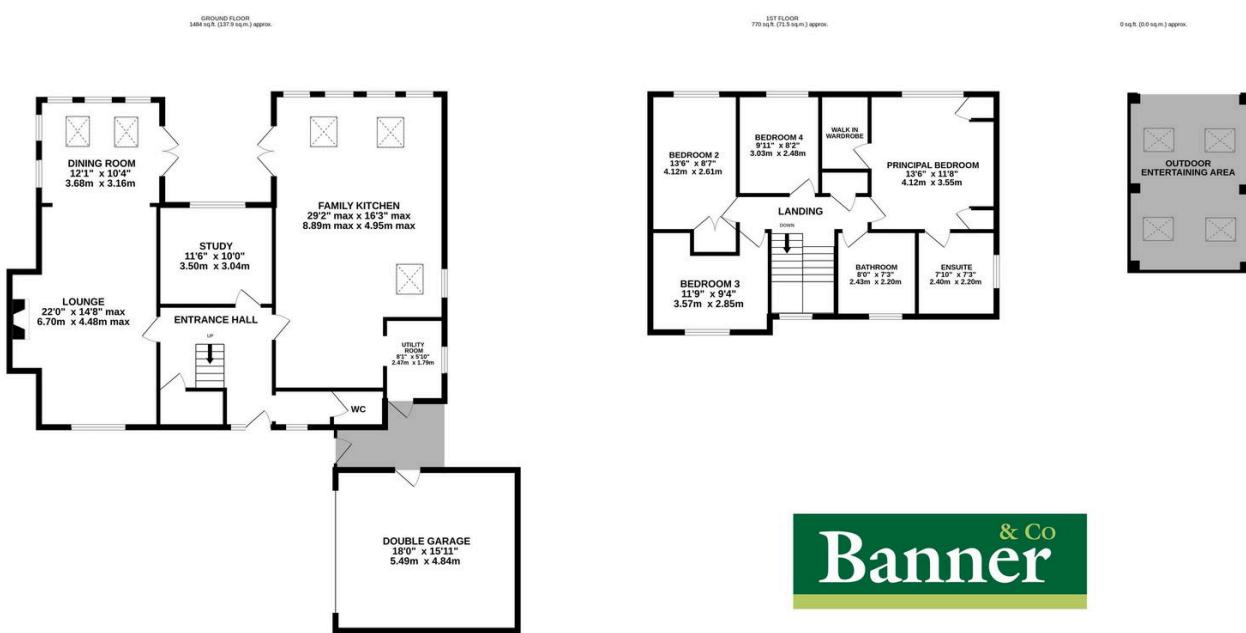


This beautifully presented detached four-bedroom home sits in at the head of a private cul-de-sac close to Lymm village. It offers a spacious lounge with log burner, bright dining room, study and an impressive open-plan kitchen with island and granite worktops, plus a utility and cloakroom. Upstairs features a luxurious principal suite and three further bedrooms. Outside, there is ample parking, a garage and landscaped South-facing gardens with Indian sandstone patios and an oak-framed gazebo with a woodfired pizza oven and outdoor kitchen—perfect for year-round entertaining. Internal viewing essential to appreciate all this delightful and beautifully styled home has to offer.

# Banner & Co

## Key Features

- Detached four-bedroom home situated at the head of a private cul-de-sac a few minutes walk from Lymm village
- Bright dining room with multiple windows and Velux roof lights
- Additional ground-floor study/reception room
- Three further well-proportioned bedrooms and a modern family bathroom
- South-facing rear garden with Indian sandstone patios, mature landscaping, and concealed lighting
- Spacious lounge with engineered oak flooring and a log burner on a granite hearth
- Large open-plan family kitchen featuring granite worktops, central island, bespoke built-in cupboards, and extensive glazing
- ~~Handy~~ ~~bedroom with internal light~~, walk-in wardrobe, and a luxury ensuite bathroom
- Utility room with solid timber worktops and access to the side porch area
- Stunning oak-framed gazebo, outdoor entertaining area, with pizza oven, outdoor kitchen units, roof windows, and all-weather roll-up panels



TOTAL FLOOR AREA: 2254 sq.ft. (209.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information 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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