



4 Lyndale Grove, Somerford

Guide Price £625,000



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A large and luxurious five-bedroom detached house forming part of an exclusive development of five modern homes only five minute's drive from Holmes Chapel.

Lyndale Grove is a small residential cul-de-sac of only five individual detached houses built by the award winning local developers Alcock and Bailey. The property, which was built in 2019, is sold with the benefit of the remaining NHBC warranty and offers spacious, high quality accommodation extending to over 2150 sq ft, including a large integral garage, parking space for at least two cars, and a landscaped south facing garden rear garden.

Brereton Heath nestles in the heart of the Cheshire countryside, with beautiful scenic walks on its doorstep. Brereton Nature Reserve is close by, a haven for outdoor pursuits and a favoured spot for dog walkers and families. The well reputed Somerford Park Farm is literally across the road, offering equestrian facilities to suit novices through to Olympians. A short drive away is the village of Holmes Chapel offering an excellent array of everyday needs including a delicatessen, butchers, pubs and restaurants. For commuters, Holmes Chapel's own railway station is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston. Manchester International Airport is also within easy reach, and also within a 10 minute drive are Junctions 18 and 17 of the M6 motorway. The towns of Macclesfield and Congleton are within a 20 and 10 minute drive respectively, both offering a more comprehensive range of shopping and leisure facilities. Within the area there are excellent educational facilities to cater for children of all ages in both the state and private sector.





On the ground floor level, a central reception hallway provides access to a downstairs WC fitted with contemporary sanitary ware. There is an integral access into the garage and a shallow recessed store/cloaks cupboard.

The living room is located at the front of the house and is generous in size with an attractive box bay window and a central fireplace with a marble surround and hearth, housing a contemporary style flame effect electric fire.

The large dining kitchen is located at the rear, with a window and bi-folding doors which look out over the landscaped rear garden. White porcelain tiled flooring runs throughout the kitchen into the adjoining family room as well as the utility room and entrance hall.

The kitchen is fitted with an attractive range of contemporary style cappuccino-coloured cabinets with linear handles and contrasting worktops, incorporating a peninsula island with seating space for four. Integrated appliances include an electric induction hob, twin electric ovens (one incorporating a warming drawer and a microwave and grill function), a full height fridge freezer and a dishwasher.



The family room is accessed via double doors from the kitchen and benefits from side and rear facing windows as well as a stylish floor mounted woodburning stove with a slate hearth.



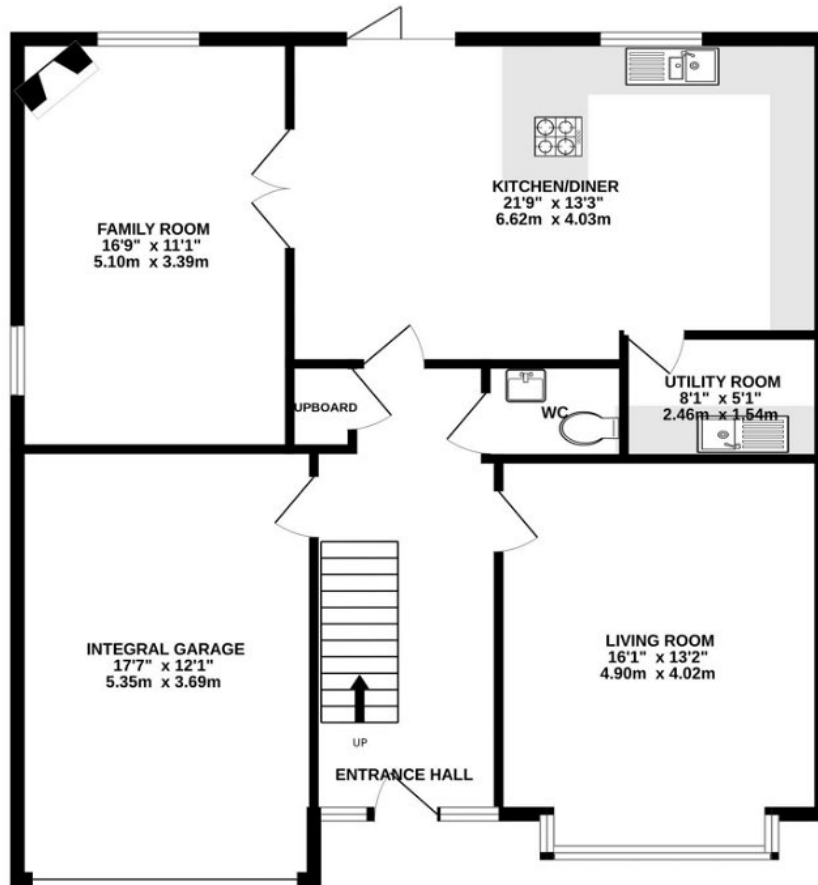
On the first-floor level there are five bedrooms accessed off a spacious central landing which are all of generous proportions, including a lovely guest bedroom located to the front of the house with an adjoining shower room fitted with a contemporary style three piece suite.

The master bedroom is located at the rear of the house with the window overlooking the garden and a large bank of built in wardrobes and attractive panelling to the opposite wall. The master bedroom en-suite is finished in stone effect tiles and is fitted with contemporary sanitary ware (similar to the guest bedroom) including a fully tiled shower enclosure, a wall hung was basin with a floating storage drawer and a low level wc.

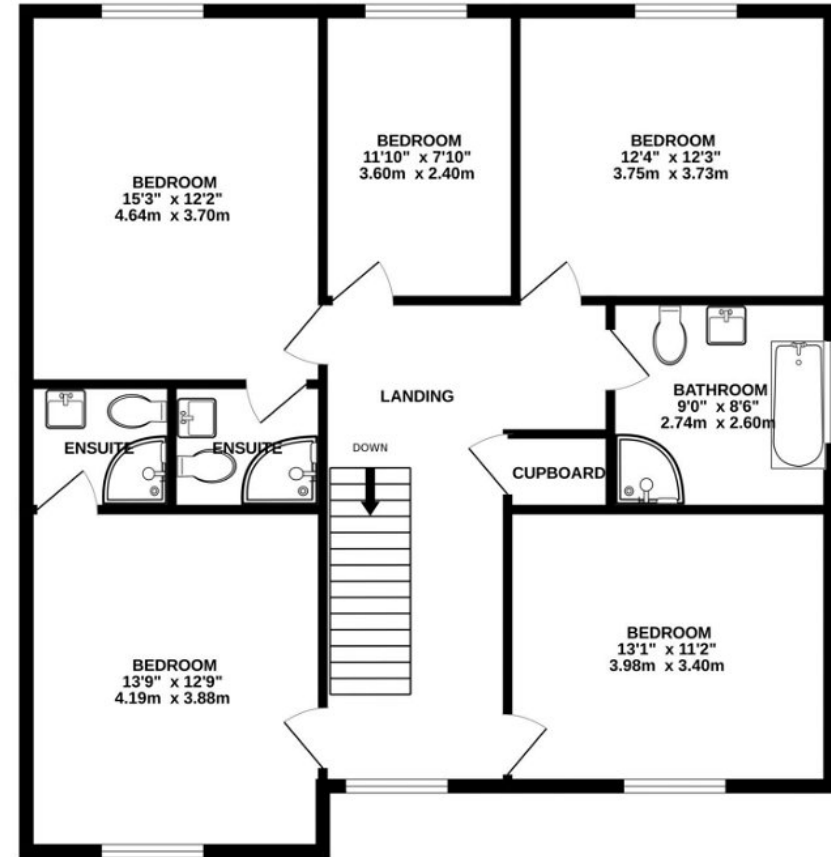
The three remaining bedrooms share the use of a large family bathroom located off the landing fitted with a quality four-piece suite comprising of a bath set within a tiled surround as well as a tiled shower enclosure.



GROUND FLOOR
1080 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.9 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.
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