



**Chaise Meadow, Lymm, WA13 9UP**

**£495,000**

An exceptional four-bedroom semi-detached home enjoying rare open views across paddocks and a lake in sought-after Lymm.



# 108 Chaise Meadow, Lymm, WA13 9UP

Situated within the highly desirable village of Lymm, Chaise Meadow enjoys the perfect balance of village charm and modern convenience. Lymm is well known for its historic centre, scenic canal walks, popular local pubs, cafés and independent shops, all centred around the picturesque village dam. Excellent commuter links are close at hand via the M6, M56 and M62, while nearby Warrington and Altrincham provide direct rail services to Manchester and beyond. What really sets this home apart is its enviable position, enjoying open views to the rear over paddocks and a tranquil lake, offering a rare sense of space and countryside living while remaining firmly connected.

This impressive four-bedroom semi-detached home is set across three well-planned floors and has been thoughtfully extended through a garage conversion to create a standout kitchen/diner. The ground floor is anchored by this modern, stylish space, flooded with natural light and featuring bi-folding doors that open directly onto the rear garden, perfectly framing the paddock views. A separate utility room sits just off the kitchen, alongside a WC and a versatile family room. The first floor offers a spacious living room with elevated views over the paddocks, a generous double bedroom, and a Jack and Jill bathroom accessible from both the bedroom and landing. The second floor completes the accommodation with three further well-proportioned bedrooms and a contemporary three-piece bathroom suite with an over-bath shower. Externally, the rear garden is laid to patio and lawn, making the most of the open outlook, while the front of the property benefits from a driveway providing off-road parking.

## GROUND FLOOR

### Family Room 9'8" x 9'1" (2.96m x 2.79m)

Wood flooring, window to front, radiator, painted walls.

### Kitchen/Diner 25'6" x 10'8" (7.79m x 3.26m)

Wood flooring, two radiators, bi folds to

garden, wall mounted and base units, integrated fridge/freezer, double oven, dishwasher, window to rear.

### Utility Room

Base unit, wood floor, radiator, fuses.

### Cloaks/WC

Wood floor, toilet, sink, radiator, painted and wallpaper walls.

## FIRST FLOOR

### Lounge 16'0" x 10'5" (4.9m x 3.2m)

Carpet, double doors to Juliet balcony, two radiators, painted walls.

### Bedroom 16'0" x 9'6" (4.9m x 2.9m)

Front facing, two windows, two radiators, door to Jack and Jill shower room.

### Bathroom

Jack and Jill. Door to bedroom and hallway. Shower, sink, toilet, heated towel rail, laminate flooring, tiled and painted.

## SECOND FLOOR

### Bedroom 10'5" x 7'4" (3.2m x 2.26m)

Rear facing, window to rear, painted walls, carpet.

### En suite 6'0" x 5'6" (1.84m x 1.7m)

Walk in shower, toilet, sink, tiled and painted walls, tiled floor, window to front.

### Bedroom 10'11" x 8'8" (3.33m x 2.65m)

Rear facing, window, painted walls.

### Bedroom 7'4" x 7'1" (2.26m x 2.16m)

Rear facing, carpet, window to rear, radiator.

### Bathroom

Three piece suite with over bath shower, window to side, tiled and painted walls, lino flooring.

### Rear Garden

Rear garden laid to patio and lawn with decked area. Wood fence border, hedging, plants, power socket, tap and side gate entrance.

### Front of Property

Driveway, lawn, pathway and hedging.





