

ANY
PART EXCHANGE
WELCOME



Coppice Road
Poynton, SK12 1SL

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Coppice Road, Poynton, SK12 1SL

Welcome to your ideal home in the highly sought-after area of Poynton! This exquisite, detached home boasts three double bedrooms and two bathrooms, offering a completely ready-to-move-in experience, perfect for those with discerning taste. Upon entering, you're welcomed by a generously proportioned hallway adorned with modern accents. The space exudes an inviting atmosphere, setting the tone for the rest of the home. At the end of the hallway, you'll find a sleek and contemporary downstairs WC, perfectly designed for convenience and comfort. Additionally, tucked away beneath the staircase, you'll discover a convenient storage area. This under stairs space has been cleverly utilized to maximize functionality, providing ample room to stow away belongings neatly and efficiently. As you step into the living area, you're embraced by a bright and airy space, illuminated by natural light streaming through large windows. The room exudes warmth and comfort, creating an inviting atmosphere for relaxation and socializing. French doors adorn one side of the room, seamlessly blending indoor and outdoor living. From the living area, you step into a generously sized kitchen, seamlessly blending into an open-plan layout that's perfect for hosting gatherings and entertaining loved ones. The kitchen is a true masterpiece, boasting beautiful worktops and cupboards that add a touch of elegance to the space. Every detail has been meticulously crafted, from the sleek design to the high-quality materials, ensuring a luxurious and contemporary feel. Integrated high-end appliances further elevate the kitchen, offering both convenience and style. Whether you're whipping up a culinary masterpiece or simply brewing a cuppa, cooking in this kitchen is a joy. Next to the kitchen, there's a good-sized utility area offering additional space, perfect for housing laundry facilities, providing extra storage, and managing household chores efficiently. Heading upstairs, you're welcomed by a spacious landing adorned with a Velux window, inviting natural light to fill the space. This bright and airy landing sets the tone for the upper floor, creating a warm and welcoming atmosphere. Continuing on from the landing, you'll find three generously sized double bedrooms, each finished to an impeccable standard. These bedrooms offer generous space for relaxation and rest, with plenty of room for furnishings and personal touches. The main bedroom is a true retreat, featuring built-in wardrobes that provide plenty of storage space and helping to keep the room clutter-free. Adjoining the main bedroom is a large ensuite bathroom, finished to a beautiful standard with high-quality fixtures and fittings. This ensuite offers a luxurious sanctuary for unwinding after a long day, promising a spa-like experience in the comfort of your own home. Completing the upper floor, you'll find a stunning bathroom adorned with a four-piece suite, adding a touch of luxury to the home. This gorgeous bathroom is designed with both style and functionality in mind, offering a spacious and inviting retreat for relaxation and rejuvenation. Heading outside, the front of this home welcomes you with a spacious driveway, providing parking space for multiple vehicles.





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Venturing outside, you'll discover a delightful outdoor space designed for enjoyment and relaxation. The low-maintenance sun trap boasts a full patio area, offering the perfect setting for a variety of activities. Whether you're planting flowers and shrubs to create a vibrant garden oasis, entertaining guests with a summer barbecue, catching some rays while sunbathing, or simply unwinding with a book and a cuppa, this private patio area caters to all your outdoor needs. This charming home is nestled in the highly sought-after village of Poynton, offering residents the perfect blend of tranquillity and convenience. Situated amidst picturesque canal walks and stunning scenery, it's an idyllic setting for those who appreciate the beauty of the great outdoors. Despite its peaceful surroundings, this home is just a short stroll away from the vibrant heart of Poynton village. Here, you'll find a bustling hub of activity, with an array of amenities including bars, shops, restaurants, cafes, and much more. With its unbeatable combination of natural beauty and urban convenience, this home offers the best of both worlds. Whether you're exploring the surrounding countryside or immersing yourself in village life, there's always something new and exciting to discover in Poynton.



The Current Owners Love:

- Excellent location, close by fields and walking distance to Lyme Park and the edge of the Pennine Hills but also a stroll into Poynton Village.
- ECO friendly air source heat pump which is great.
- Very low maintenance inside and out making it really easy to look after.

We Have Noticed:

- Excellent location situated in a sought after area of Poynton, surrounded by country walks but a stones throw into the centre of Poynton
- The home has been finished to an extremely high standard and it completely turn key ready to move into
- The outside area is a real suntrap and very low maintenance making this the ideal home to walk into and feel at ease and comfort from the get go





Key Features:

- Luxury living with this TURN-KEY high-end home. Impeccably crafted with lavish attention to detail
- Modern detached home seamlessly blending sleek design with functional elegance
- Nestled in the highly sought-after Poynton locale
- Unparalleled luxury with modern high-end finishes throughout this exceptional residence
- Own private oasis with a patio area that offers a low-maintenance sun trap
- Three excellent size double bedrooms, two bathrooms plus an additional downstairs WC

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1346

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 16'10" x 6'5" (5.13m x 1.96m)

WC 6'5" x 5'5" (1.96m x 1.65m)

Living Room 19'0" x 14'0" (5.79m x 4.27m)

Kitchen 18'0" x 15'10" (5.49m x 4.83m)

Utility Room 6'10" x 6'5" (2.08m x 1.96m)

FIRST FLOOR

Landing 17'5" x 9'3" (5.31m x 2.82m)

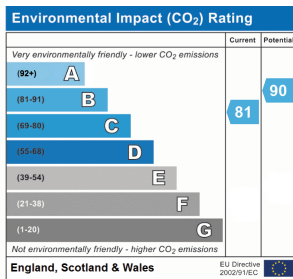
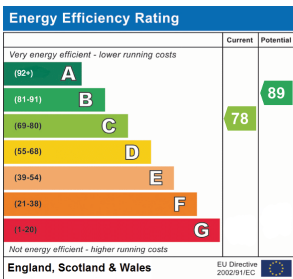
Bedroom One 17'8" x 13'10" (5.38m x 4.22m)

Ensuite 8'5" x 5'0" (2.57m x 1.52m)

Bedroom Two 15'5" x 10'0" (4.7m x 3.05m)

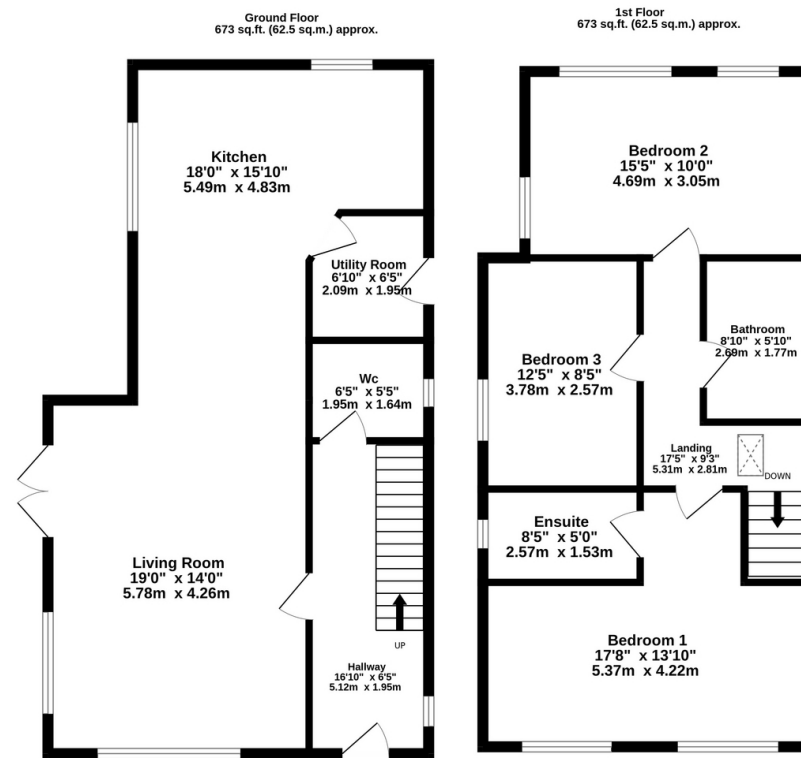
Bedroom Three 12'5" x 8'5" (3.78m x 2.57m)

Bathroom 8'10" x 5'10" (2.69m x 1.78m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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