

GASCOIGNE HALMAN

32 HAZEL DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT





32 HAZEL DRIVE, POYNTON

OFFERS OVER £565,000

AN ATTRACTIVELY PRESENTED FOUR BEDROOM DETACHED BUNGALOW with a VERSATILE LOFT ROOM, OCCUPYING a SPACIOUS PLOT IN A HIGHLY SOUGHT-AFTER LOCATION within WALKING DISTANCE OF POYNTON VILLAGE. FEATURING A GENEROUS OPEN-PLAN LIVING DINING KITCHEN, UTILITY SPACE, SEPARATE LIVING ROOM AND STUDY. FOUR WELL-PROPORTIONED BEDROOMS, A FAMILY BATHROOM and ADDITIONAL WC. BENEFITTING FROM OFF-ROAD PARKING for MULTIPLE VEHICLES and WELL MAINTAINED GARDENS TO TWO SIDES.

- *** NO ONWARD CHAIN ***

- A SUBSTANTIAL FOUR-BEDROOM DETACHED BUNGALOW WITH VERSATILE LOFT ROOM

- TWO SPACIOUS RECEPTION ROOMS

- STUNNING OPEN-PLAN DINING KITCHEN WITH UTILITY AREA

- ATTRACTIVE CORNER PLOT WITH BEAUTIFULLY LANDSCAPED GARDENS

- GENEROUS GATED DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES











This impressive four-bedroom detached bungalow is offered to the market with no onward chain and has been thoughtfully designed to offer spacious and flexible living, occupying a highly sought-after corner plot with beautifully landscaped gardens to two sides. In brief, the property comprises:- An entrance hall leading to an expansive open-plan kitchen and dining area, featuring sleek shaker-style base, wall, and drawer units. Integrated appliances include a Concert Dual Fuel Range Cooker with a 5 ring gas hob with extractor over. The space is further enhanced by skylights and a vaulted ceiling, with French doors seamlessly connecting the interior to the outdoor rear decked patio area. The kitchen also benefits from a dedicated utility space, offering provision for a dishwasher and ample storage, complemented by a designated space for a freestanding fridge freezer located opposite, creating a practical and well-balanced layout. The living room boasts attractive bay windows and a decorative ceiling feature, creating a bright and inviting space. There are four well-proportioned bedrooms, with the master bedroom benefiting from its own WC. In addition, a converted loft room provides valuable extra space, ideal for storage or potential further development, subject to the necessary approvals. The generous main bathroom is fitted with a corner bath, walk-in shower, wash basin and WC. Externally there is a spacious decked patio, accessed directly from the open-plan kitchen and dining area via French doors, provides an ideal setting and would be perfect for outdoor dining and entertaining. The private garden has been beautifully landscaped, featuring an expansive lawn, mature hedging, and established planting, creating a peaceful and secluded outdoor retreat. To the rear, a large gravel private gated driveway provides ample off-road parking for multiple vehicles. The front of the property is equally appealing, with a well-maintained lawn and mature hedges enhancing both privacy and kerb appeal.

DIRECTIONS

SK12 1PZ

TENURE

FREEHOLD WITH CHIEF RENT OF £10 PER ANNUM.

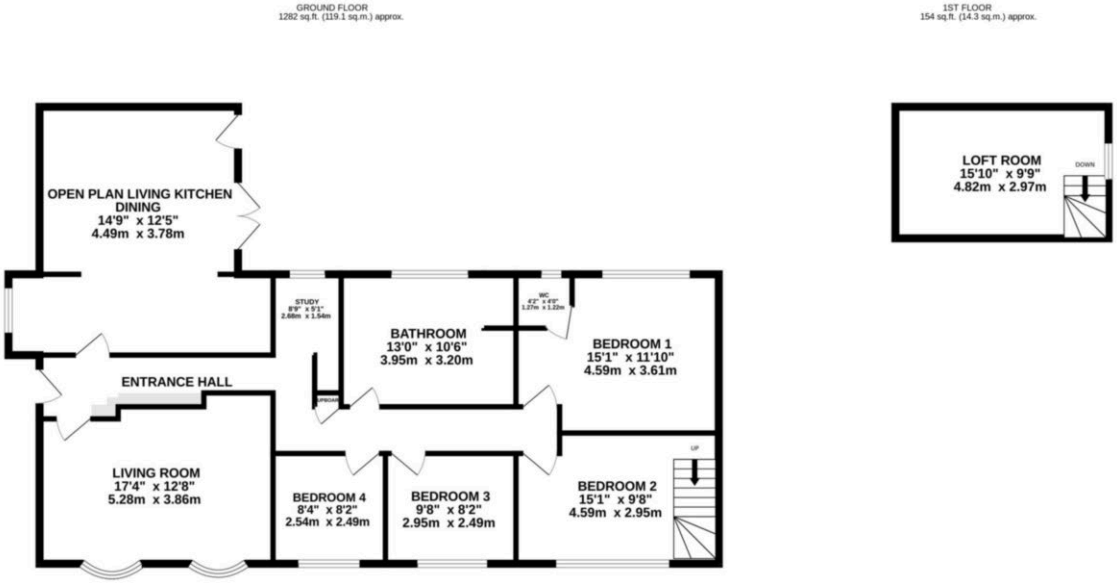
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

| FLOORPLAN & EPC



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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