



**GASCOIGNE
HALMAN**

12 SUMMERSON WAY, POYNTON

THE AREAS LEADING ESTATE AGENT

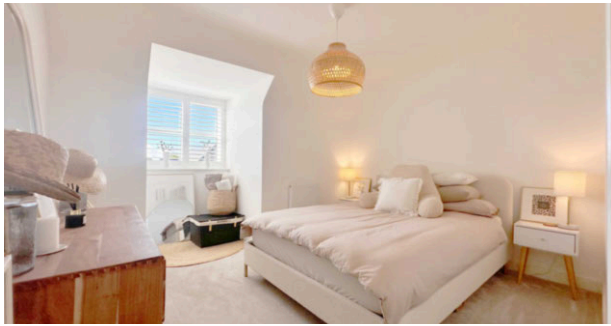
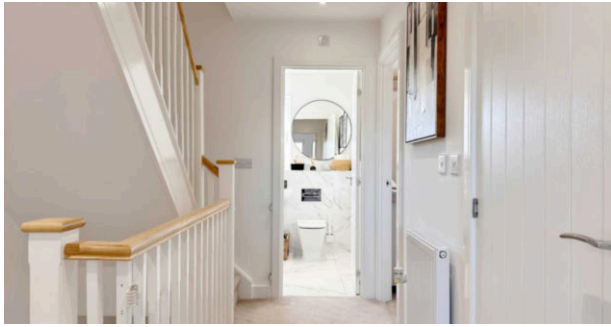


12 SUMMERSON WAY, POYNTON

OFFERS OVER £515,000

AN IMMACULATELY PRESENTED AND HIGHLY SPECIFIED FOUR BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING A PRIME POSITION WITHIN THE SOUGHT AFTER BELLWAY HOMES "COPPERFIELDS" DEVELOPMENT. ENTRANCE HALL, DOWNSTAIRS WC, SPACIOUS LOUNGE WITH BESPOKE UNDERSTAIRS STORAGE, IMPRESSIVE DINING KITCHEN FITTED WITH INTEGRATED APPLIANCES AND WINE COOLER. PRINCIPAL BEDROOM WITH CONTEMPORARY EN-SUITE SHOWER ROOM, THREE FURTHER WELL PROPORTIONED BEDROOMS, MODERN FAMILY BATHROOM AND ADDITIONAL SECOND FLOOR SHOWER ROOM. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, BOARDED LOFT WITH POWER AND BEAUTIFULLY LANDSCAPED REAR GARDEN FEATURING A DELIGHTFUL PATIO ENTERTAINING AREA, ARTIFICIAL LAWN AND DISCREETLY SCREENED TIMBER STORAGE SHED.

- IMMACULATELY PRESENTED FOUR BEDROOM, THREE BATHROOM FAMILY HOME
- HIGH SPECIFICATION BELLWAY HOME WITH REMAINING 6 YEAR NHBC WARRANTY
- SUPERB OPEN PLAN DINING KITCHEN WITH HIGH END INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING FOR TWO VEHICLES
- LANDSCAPED REAR GARDEN WITH ENTERTAINING AREA & HIDDEN STORAGE SHED



DESCRIPTION

Constructed by the highly regarded Bellway Homes and benefiting from the remainder of the NHBC warranty, this immaculately presented four bedroom semi detached family home occupies an enviable position within a sought after modern development. Finished to an exceptional specification throughout, the property offers spacious and versatile accommodation arranged over three floors. In brief, the accommodation comprises:- a bright and welcoming entrance hallway with attractive herringbone flooring flowing throughout the ground floor and access to a stylish downstairs WC, fitted with a pedestal wash basin, concealed cistern WC and complementary half tiled walls. The well proportioned lounge enjoys the added benefit of bespoke understairs storage drawers and a useful built-in storage cupboard. To the rear, the impressive dining kitchen is fitted with an extensive range of shaker-style wall, drawer and base units complemented by square edge work surfaces and a comprehensive range of integrated appliances including a fridge freezer, washer dryer, dishwasher, electric oven, microwave oven, induction hob with extractor canopy over and a wine cooler. French doors provide direct access to the landscaped rear garden. To the first floor, the generous principal bedroom is served by a stylish en suite shower room fitted with a large walk in shower enclosure featuring a rainfall shower head and separate handheld attachment, concealed cistern WC, wash hand basin, chrome heated towel rail and attractive contemporary tiling. There is a further well proportioned bedroom and a modern family bathroom fitted with a three piece suite comprising a panelled bath, wall-hung wash basin, concealed cistern WC and heated ladder towel rail. To the second floor are two further excellent sized bedrooms, creating a versatile layout ideal for growing families, guests or those working from home. These rooms are complemented by a modern shower room fitted with an enclosed shower cubicle, wall hung wash basin, concealed cistern WC and half tiled walls. The fully boarded loft is accessed via the fourth bedroom and also benefits from power, providing valuable additional storage. Externally, the property enjoys ample off-road parking to the front. To the rear is a beautifully landscaped and fully enclosed garden, featuring an artificial lawn, well stocked raised flower beds with sleeper borders and a delightful patio seating area. The garden also benefits from a cleverly concealed timber storage shed enclosed behind contemporary slatted screening, providing excellent practical storage while maintaining the garden's attractive aesthetic.

TENURE & SERVICE CHARGE

FREEHOLD.
SERVICE CHARGE £217.14 PER ANNUM.

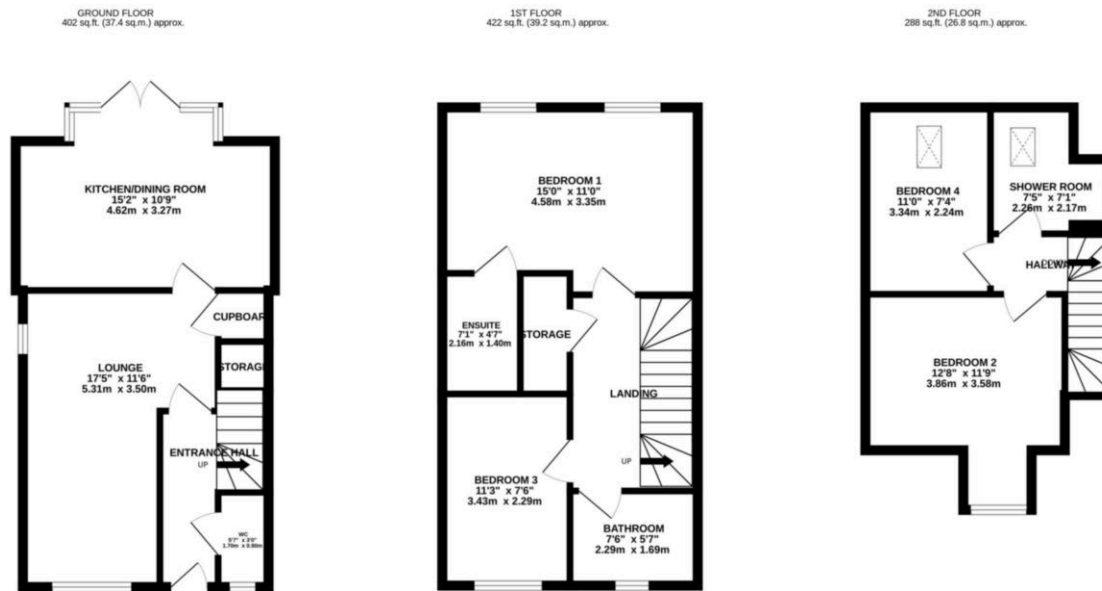
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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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