



**GASCOIGNE  
HALMAN**

1 NEWCOME DRIVE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 1 NEWCOME DRIVE, POYNTON

**ASKING PRICE £700,000**

A IMMACULATELY PRESENTED AND SPACIOUS THREE STOREY DETACHED FAMILY HOME, occupying a PRIME POSITION within the HIGHLY SOUGHT AFTER BELLWAY HOMES "COPPERFIELDS DEVELOPMENT". ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE with MEDIA WALL, MODERN OPEN PLAN LIVING DINING KITCHEN, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS AND TWO ADDITIONAL BATHROOMS. DRIVEWAY providing AMPLE OFF ROAD PARKING for SEVERAL VEHICLES. DETACHED SINGLE GARAGE. FULLY ENCLOSED and PRIVATE REAR GARDEN.

- A RECENTLY CONSTRUCTED THREE STOREY ATTRACTIVE DETACHED FAMILY HOME
- DESIRABLE CORNER PLOT
- 8 YEARS OF NHBC WARRANTY REMAINING
- LOCATED WITHIN THE HIGHLY SOUGHT AFTER "COPPERFIELDS" DEVELOPMENT
- FOUR DOUBLE BEDROOMS & THREE BATHROOMS
- PRIVATE ENCLOSED REAR GARDEN, DRIVEWAY & DETACHED SINGLE GARAGE



## DESCRIPTION

Recently constructed by the highly regarded "Bellway Homes", this four double bedroom detached family home is located within the popular Copperfields development, which is ideally positioned for Poynton village, local schools and countryside walks. In brief the accommodation comprises: - Entrance hall with stairs leading to the first floor and useful storage cupboard. Downstairs wc which is fitted with a white modern two piece suite. The lounge, the main focal point of this room is the media wall which includes an LED electric fireplace and spotlights. The dining kitchen spans the width of the property and has been fitted with shaker style wall, base and drawer units which are complemented by roll top work surfaces, a range of high specification integrated appliances which include an oven, gas hob with chimney style extractor over, a Zanussi dishwasher, washing machine, fridge/freezer and a Quooker tap. The remainder of the room has ample space for a formal dining suite and sofa. The French doors provide plenty of natural light and access the rear garden.

To the first floor, there is the master bedroom which benefits from Hammonds floor to ceiling fitted wardrobes, the en-suite shower room is includes a double shower cubicle, pedestal wash basin, concealed cistern wc and heated towel rail. The second bedroom is another double bedroom and also benefits from Hammonds floor to ceiling wardrobes. The family bathroom is partially tiled and fitted with a modern three piece suite. The second floor has two further double bedrooms and an additional bathroom complete with three piece suite. Externally to the rear of the property is the enclosed rear garden and to the side a detached single garage with driveway and parking.

## DIRECTIONS

SK12 1GG

## TENURE

FREEHOLD. SERVICE CHARGE TO BE CONFIRMED.

## LOCAL AUTHORITY

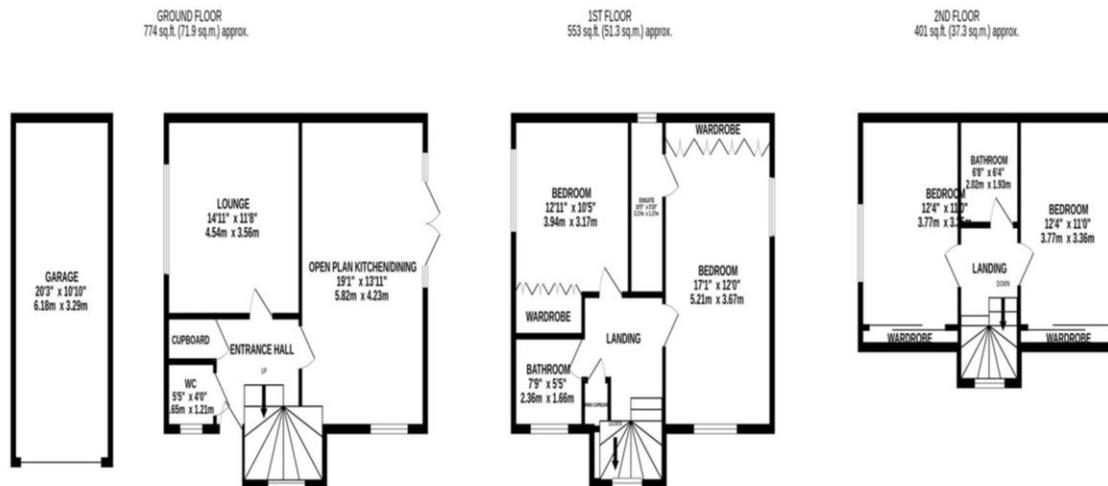
COUNCIL TAX BAND F

## NEW BUILD WARRANTY

NHBC WARRANTY UNTIL 2033. 8 YEARS REMAINING.

## SERVICES

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



GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR  
553 sq.ft. (51.3 sq.m.) approx.

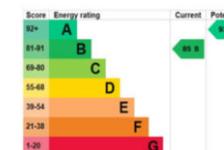
2ND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.

TOTAL FLOOR AREA: 1728 sq.ft. (160.6 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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## POYNTON OFFICE

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