

## Robins Green, Lymm, WA13 0GN

Offers Over £550,000

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A stunning three-bedroom semi-detached home set within an exclusive development of just fourteen traditionally crafted properties, arranged around a beautifully landscaped village green with open rural views. Finished to a high specification throughout, the property features an open-plan kitchen/family room with integrated appliances, underfloor heating to the ground floor, landscaped gardens, private driveway with EV charging and a garden room, all conveniently located close to Lymm village, Knutsford and Hale.

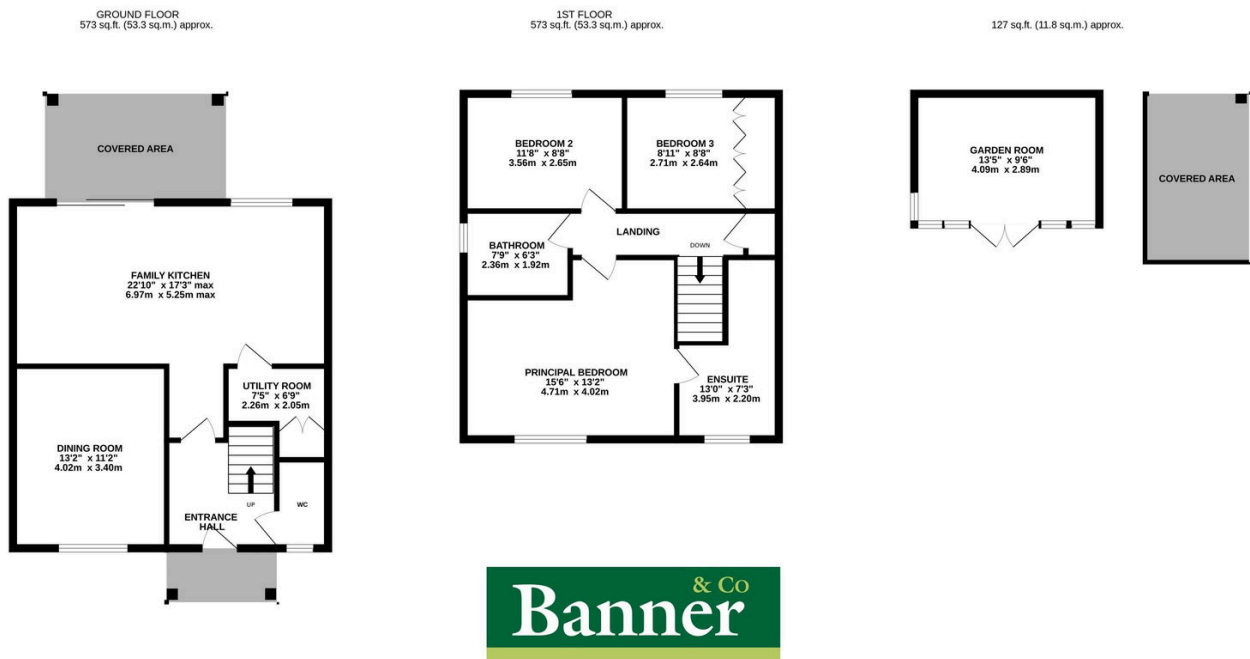
Nestled in a beautifully secluded setting, this charming property offers peace, privacy, and the perfect escape from the hustle and bustle. Ideal as a lock-up-and-go retreat or for those looking

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to downsize without compromising on comfort, it provides a relaxed lifestyle in a quiet rural location.

## Key Features

- Three-bedroom semi-detached home on an exclusive bespoke development
- Traditionally crafted design with attractive brickwork and timber cladding
- Set around a beautifully landscaped central green with rural views
- High-spec open-plan kitchen/family room with Neff integrated appliances
- Underfloor heating to the ground floor with porcelain tiled flooring
- Principal bedroom with stylish en-suite shower room
- Luxury family bathroom and contemporary ground floor cloakroom
- Landscaped rear garden with composite decking, covered seating areas and garden room
- Private driveway for two vehicles with EV charging point and additional parking nearby
- Modern Klargeser biodisc septic tank, LPG gas and mains electricity supply.



TOTAL FLOOR AREA: 1274 sq.ft. (118.3 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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