

GASCOIGNE
HALMAN

6 WEMMICK PLACE POYNTON

THE AREAS LEADING ESTATE AGENT





6 WEMMICK PLACE POYNTON

OFFERS OVER £500,000

A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME, OCCUPYING A PLEASANT POSITION WITHIN THE HIGHLY SOUGHT AFTER BELLWAY HOMES 'COPPERFIELDS' DEVELOPMENT. SPACIOUS LOUNGE WITH FEATURE MEDIA WALL, INNER HALLWAY, DOWNSTAIRS WC AND OPEN PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES AND FRENCH DOORS TO THE REAR GARDEN. PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS AND A CONTEMPORARY FAMILY BATHROOM. DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO VEHICLES WITH ELECTRIC VEHICLE CHARGING POINT, GARAGE AND AN ENCLOSED REAR GARDEN WITH INDIAN STONE PATIO, LAWN, FULLY POWERED OUTBUILDING AND GARDEN SHED.

- ** NO ONWARD CHAIN **

- A THREE BEDROOM DETACHED FAMILY HOME ON THE HIGHLY REGARDED BELLWAY HOMES 'COPPERFIELDS' DEVELOPMENT

- SPACIOUS DINING KITCHEN WITH INTEGRATED APPLIANCES

- STYLISH LOUNGE WITH CONTEMPORARY MEDIA WALL

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

- LANDSCAPED REAR GARDEN WITH POWERED OUTBUILDING, GARAGE & EV CHARGING POINT











Recently constructed by the highly regarded Bellway Homes and occupying a pleasant position within this popular modern development, this attractive three bedroom detached family home offers well-proportioned accommodation throughout, benefits from an electric vehicle charging point, enclosed rear garden and in brief, the accommodation comprises: An entrance vestibule opening directly into a beautifully presented lounge, enjoying a pleasant front aspect and featuring a contemporary media wall which creates an attractive focal point to the room. An internal door leads through to the inner hallway, which provides access to the ground floor WC, fitted with a two-piece suite and complemented by half-height tiling, together with a useful understairs utility/storage cupboard and staircase rising to the first floor. Situated to the rear of the property is an impressive dining kitchen fitted with a stylish range of shaker style wall, drawer and base units with square edge work surfaces over. Integrated appliances include a fridge freezer, dishwasher, electric oven and gas hob with extractor canopy above. The room offers ample space for dining and entertaining, whilst French doors provide direct access to the rear garden. To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous double room benefitting from a modern en-suite shower room fitted with a three-piece suite. Bedroom two is a well-proportioned double bedroom, whilst bedroom three is a single bedroom, ideal as a nursery, dressing room or home office. The family bathroom is partially tiled and fitted with a contemporary three-piece suite comprising a panelled bath with shower over, wash hand basin and WC. Externally, the property is approached via a driveway providing off-road parking for up to two vehicles, incorporating an electric vehicle charging point, and leading to the attached garage. To the rear, the enclosed garden has been attractively landscaped with an Indian stone patio, lawned area and garden shed. A particular feature of the property is the fully powered detached outbuilding, finished with stylish herringbone flooring and offering exceptional versatility as a home office, gym, studio or hobbies room.

DIRECTIONS

SK12 1FP

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND E

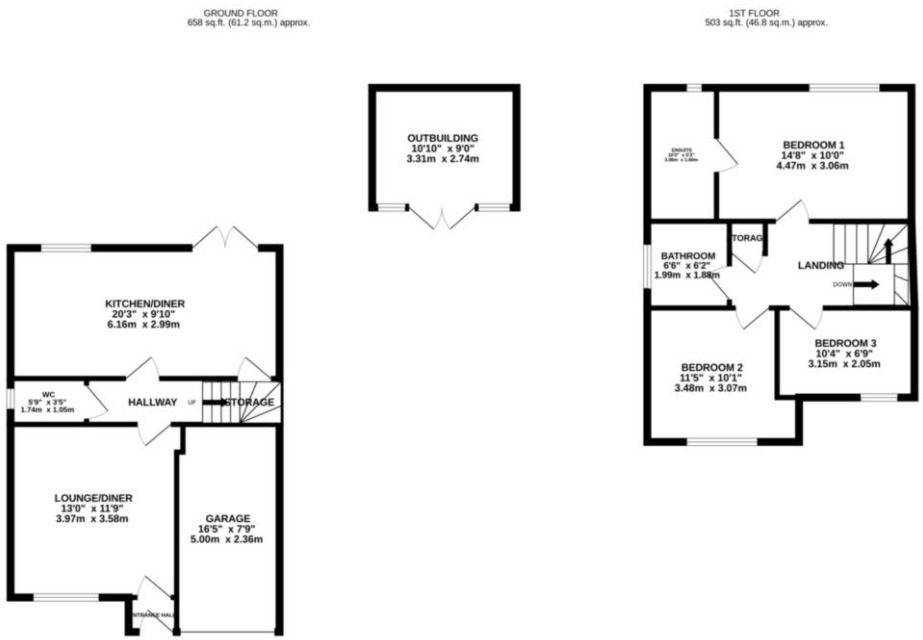
SERVICE CHARGE

£257 PER ANNUM FOR THE COMMUNAL EXTERNAL AREAS

SERVICES (NOT TESTED)

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

| SK12 1FP-HIGH





NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

GASCOIGNE HALMAN