



**GASCOIGNE
HALMAN**

5 TEWKESBURY CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



5 TEWKESBURY CLOSE, POYNTON

Offers Over £700,000.00

AN IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME OCCUPYING A PRIME CUL-DE-SAC POSITION WITHIN THE DESIRABLE "GLASTONBURY DRIVE" DEVELOPMENT. ENTRANCE HALL, DOWNSTAIRS WC, 23FT LOUNGE WITH FEATURE FIREPLACE, SITTING ROOM, MODERN DINING KITCHEN, ORANGERY, UTILITY ROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS AND FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. SOUTH WEST FACING REAR GARDEN.

- AN IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME

- CUL-DE-SAC POSITION ON THE HIGHLY SOUGHT AFTER "GLASTONBURY DRIVE" DEVELOPMENT

- TWO SEPARATE RECEPTION ROOMS, ORANGERY & STUNNING DINING KITCHEN

- UTILITY ROOM & DOWNSTAIRS WC

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

- DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & SOUTH WEST FACING GARDEN



DESCRIPTION

Situated within a small cul-de-sac on the desirable Glastonbury Drive development this four double bedroom detached family home has been re-modelled by the current owners and now offers exceptional versatile accommodation which is presented to the highest of standards throughout. In brief the property comprises:- Entrance hall with herringbone flooring and stairs leading to the first floor. Downstairs WC which is fitted with a modern two piece suite. The lounge extends over 23ft, the main focal point of this room is the feature fireplace, french doors provide access and views to the rear garden. The second reception room is currently used as an additional sitting room. To the rear of the property is the stunning dining kitchen which is comprehensively fitted with a range of modern white high gloss wall, base and drawer units these are complemented by quartz worktops and upstands. The integrated appliances include an induction hob with downdraft extractor, two ovens, dishwasher and fridge freezer. The island unit includes a breakfast bar area which is ideal for informal dining, the orangery overlooks the rear garden and triple aspect windows combined with the roof lantern allow for plenty of natural light. The utility room has adequate laundry facilities and additional storage space.

To the first floor the master bedroom includes a range of floor to ceiling wardrobes, bedside drawers and storage cupboards, it also features a partially tiled en-suite shower room with walk in shower, low level wc and counter top wash basin with storage below. There are three further double bedrooms and the family bathroom which is fully tiled and fitted with a p-shaped panelled bath with shower over, low level wc and wall hung vanity unit with wash basin inset. Externally to the front of the property is a lawned garden and a double width tarmac driveway which provides ample off road parking. The South West facing rear garden is predominately laid in artificial grass for low maintenance with a delightful Indian stone patio seating area, the garden is well stocked with a variety of established trees, plants and shrubs.

DIRECTIONS

SK12 1QJ

TENURE

FREEHOLD

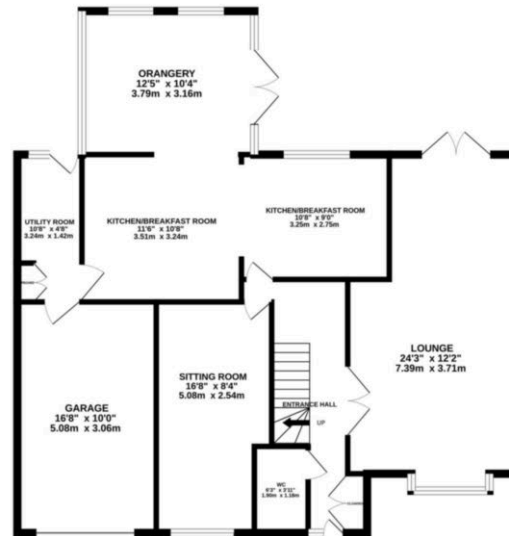
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND F

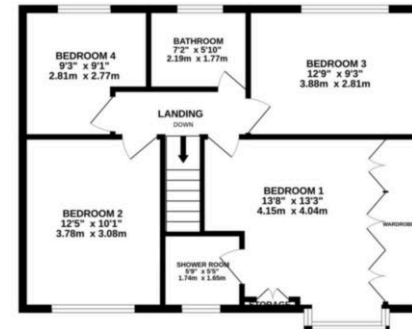
SERVICES (NOT TESTED)

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

GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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