

GASCOIGNE
HALMAN

7 EASBY CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT





7 EASBY CLOSE, POYNTON

ASKING PRICE £650,000

A BEAUTIFULLY PRESENTED & THOUGHTFULLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING AN ENVIABLE POSITION WITHIN THE HIGHLY SOUGHT AFTER "GLASTONBURY" DEVELOPMENT. ENTRANCE PORCH, ENTRANCE HALL, DOWNSTAIRS WC, SPACIOUS LOUNGE, SEPARATE DINING ROOM, CONTEMPORARY BREAKFAST KITCHEN & UTILITY ROOM. PRINCIPAL BEDROOM WITH FITTED WARDROBES & EN-SUITE SHOWER ROOM, THREE FURTHER WELL PROPORTIONED BEDROOMS AND FAMILY BATHROOM. AMPLE OFF ROAD PARKING, STORE GARAGE AND A STUNNING SOUTH FACING REAR GARDEN.

- A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME

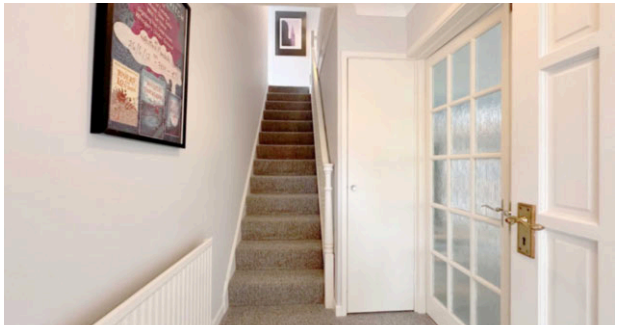
- PRIME POSITION WITHIN THE HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT

- MODERN BREAKFAST KITCHEN WITH QUARTZ WORKTOPS & ISLAND/BREAKFAST BAR

- SEPARATE UTILITY & GROUND FLOOR WC

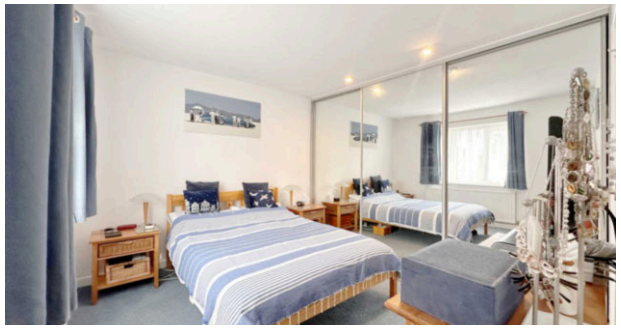
- PRINCIPAL BEDROOM WITH FITTED WARDROBES & EN-SUITE

- STUNNING SOUTH FACING GARDEN, AMPLE PARKING & STORE GARAGE











DESCRIPTION

Located on the highly sought after "Glastonbury" development, this thoughtfully extended detached family home occupies an enviable position within a popular residential setting. Beautifully presented throughout, the property offers spacious and versatile accommodation and comprises:- an entrance porch leading into a welcoming entrance hall with stairs rising to the first floor. Glazed double doors open into the generously proportioned lounge, which benefits from useful understairs storage and enjoys a pleasant outlook to the front. The lounge in turn flows through to the separate dining room, positioned to the rear of the property and featuring sliding patio doors providing direct access to the south facing rear garden. A particular highlight of the home is the stylish breakfast kitchen, fitted with an excellent range of contemporary wall, base and drawer units complemented by Quartz worktops and matching upstands. Integrated appliances include a dishwasher, fridge freezer, five ring gas hob with Samsung concealed extractor hood, electric double oven and two separate sinks. The ground floor provides a spacious utility room offering worktop space, additional storage and space for freestanding appliances. Completing the ground floor is a useful downstairs WC fitted with a wash hand basin and WC. To the first floor, the landing provides access to four well proportioned bedrooms and the family bathroom. The principal bedroom benefits from extensive floor to ceiling mirrored fitted wardrobes and a modern en-suite shower room comprising a shower enclosure, vanity wash hand basin and WC. Bedrooms two and three are both generous double bedrooms, whilst bedroom four provides an excellent single bedroom, nursery or home office. The bedrooms are served by a fully tiled family bathroom fitted with a three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and WC. Further benefits include a fully boarded and insulated loft space with ladder access, providing excellent additional storage. Externally, to the front of the property, a block paved driveway provides ample off road parking and leads to the store garage, whilst a neatly maintained lawn enhances the property's kerb appeal. Gated side access leads to the rear where a stunning south facing garden forms a particular feature of the home. To the rear, the rear garden is beautifully maintained and predominantly laid to lawn, complemented by mature borders, established planting, a paved patio ideal for outdoor dining and entertaining, and a timber garden shed. Offering an excellent degree of privacy and an abundance of outdoor space.

DIRECTIONS

SK12 1YG

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

SERVICES (NOT TESTED)

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

| FLOORPLAN & EPC

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1259sq.ft. (117.0 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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