



15 Woodyatt Way, Lymm, WA13 9DF

£465,000



15 Woodyatt Way, Lymm, WA13 9DF

£465,000

Chain Free - This stylish and modern home offers beautifully presented accommodation in a fantastic location, combining contemporary family living with excellent access to everything Lymm has to offer. Built just five years ago, the property has been finished to a high standard throughout, with carefully chosen flooring and carpets creating a smart and welcoming feel from the moment you walk through the door. The ground floor features a welcoming lounge, a convenient downstairs WC and an impressive open-plan kitchen diner which forms the heart of the home. Finished in a contemporary style, the kitchen diner benefits from patio doors opening directly onto the landscaped rear garden, creating a fantastic space for both everyday family life and entertaining. Upstairs, there are three generous double bedrooms, with two benefiting from fitted wardrobes and the principal bedroom enjoying its own en-suite. There is also a beautifully presented modern family bathroom. The landscaped rear garden provides a lovely private outdoor space, with plenty of room for children to play, entertaining or simply relaxing. A particularly unique feature is the converted section of the garage, currently used as a bar, which offers excellent flexibility and could easily be adapted into a home gym, office or additional useful space. To the front, there is a generous private driveway providing plenty of off-road parking. The location is a real highlight, with Lymm Village just a short walk away, offering a fantastic selection of shops, cafés, restaurants and everyday amenities. The Bridgewater Canal and Trans Pennine Trail are also close by, providing wonderful opportunities for walking and cycling. There is a children's play area and a picturesque nature walk with a pond nearby too.

A beautifully presented modern home in a superb Lymm location, offering stylish accommodation, a fantastic garden and excellent access to village life and the surrounding countryside.

Description

CHAIN FREE

Modern three-bedroom family home

Built just five years ago

Beautifully presented throughout

Finished to a high standard with stylish flooring and carpets

Three generous double bedrooms

Two bedrooms with fitted wardrobes

Principal bedroom with en-suite

Contemporary open-plan kitchen diner

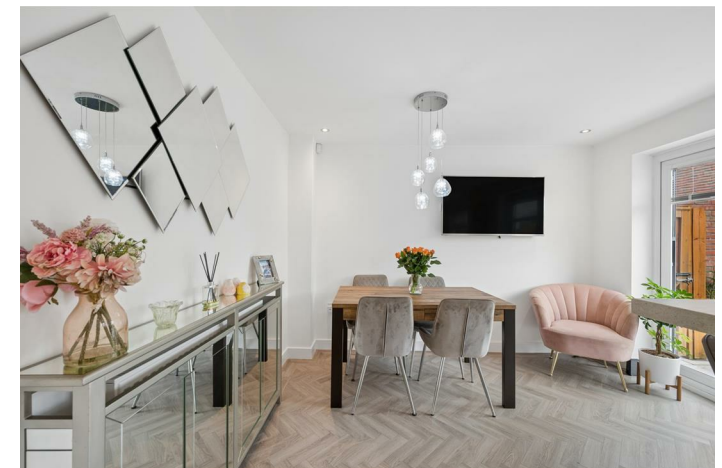
Spacious lounge

Downstairs WC

Landscaped rear garden

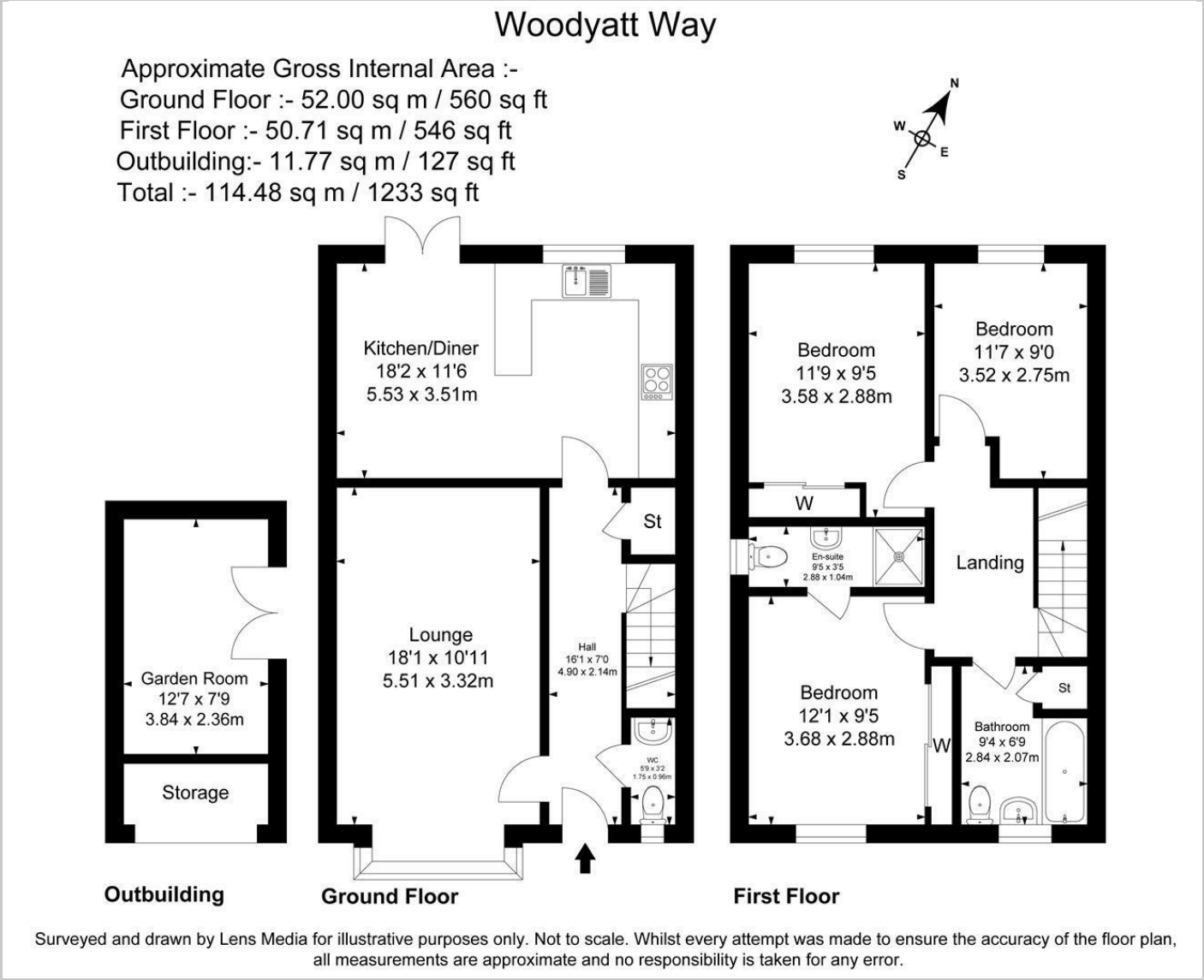
Converted garage space currently used as a bar

Flexible space with potential for a home office or gym



Council Tax Band: E

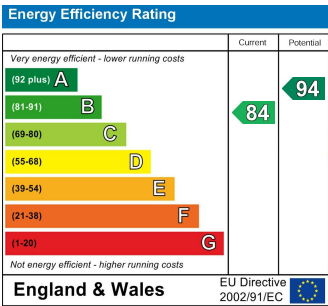
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.