



4 Woodbine Road, Lymm, WA13 9HT

£399,950



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This charming and deceptively spacious home offers a unique layout and a versatile living accommodation. Beautifully presented throughout, the property boasts three generous double bedrooms, including a spacious principal bedroom with ensuite shower room, making it an ideal home for families or those looking for additional space.

Upon entering, you are welcomed by two reception rooms, offering flexible living to suit a variety of lifestyles. Whether used as a cinema room, playroom, home office, occasional guest room, or additional sitting room, this adaptable space is a real asset. The main living room features a cosy log burner, creating a warm and inviting atmosphere, perfect for relaxing during the colder months. The heart of the home is the spacious kitchen diner, providing a fantastic space for family meals, entertaining, and everyday living. A useful pantry and access to external storage areas further enhance the practicality of the property. There is also a convenient downstairs WC and utility area.

A thoughtfully designed office space has been incorporated into the landing area, creating an ideal work-from-home setup without compromising on bedroom accommodation. Externally, the property continues to impress with a generous rear garden that enjoys a high degree of privacy and is not overlooked, making it a wonderful space for outdoor dining, entertaining, or simply relaxing.

The property also benefits from off-road parking for one vehicle. Combining character, versatility, and modern family living, this delightful home is within easy reach of Lymm village centre, excellent local schools, and beautiful countryside walks. A rare opportunity to purchase a truly individual property in one of Lymm's most desirable locations.

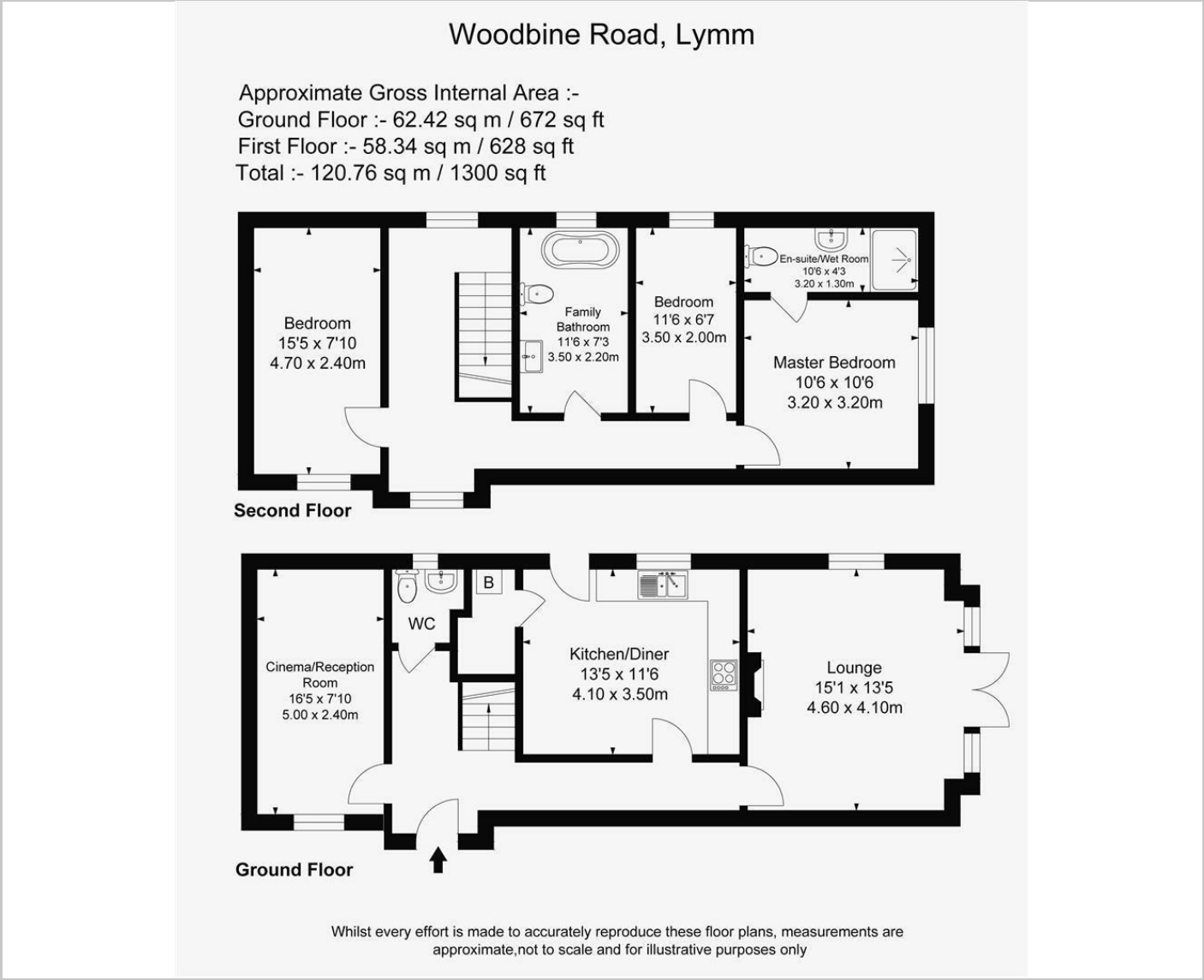
Description

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Council Tax Band: D

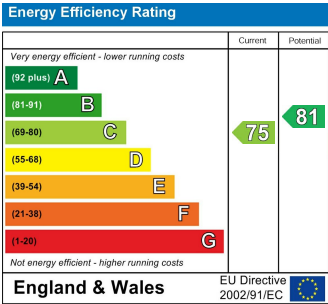
Floor Plans



Area Map



Energy Performance Graph



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