

Little Clover, Lymm, WA13 9FF

Offers Over £495,000

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Beautifully presented three-bedroom detached home, occupying a desirable corner plot within walking distance of Lymm village centre and its excellent amenities.

The property offers a spacious and modern layout, featuring a bright dual-aspect lounge and a stylish dining kitchen with patio doors opening onto the South-facing garden. A separate utility room and convenient ground floor cloakroom add practicality.

Upstairs, the property boasts three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a contemporary en-suite. A modern family bathroom serves the remaining bedrooms.

Externally, the home benefits from a fully enclosed, South-facing rear garden with lawn, patio, and raised flower beds—ideal for outdoor entertaining. A two-car driveway is located to the rear.

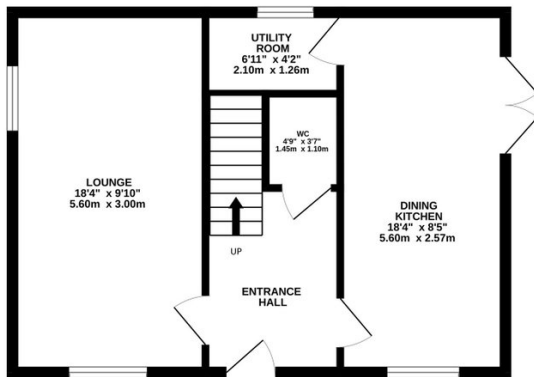
Freehold. Council Tax Band E. No Chain.

Service charge - £389.70 pa

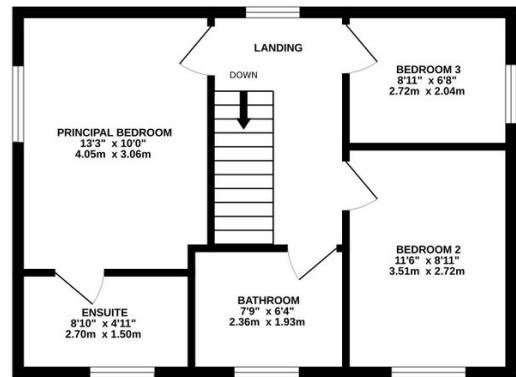
Key Features

- Three bedroom detached home built in 2021 by Prime corner plot position Bellway Homes - NO ONWARD CHAIN
- Walking distance to Lymm village centre
- Spacious dual-aspect lounge
- Modern dining kitchen
- Separate utility room and ground floor cloakroom
- Principal bedroom with fitted wardrobes and en-suite
- Driveway parking for two vehicles
- South-facing enclosed rear garden
- Beautifully presented throughout - internal viewings highly recommended

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 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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