

# Hunts Field Close, Lymm

Lymm

Guide Price £725,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

# Hunts Field Close

## Lymm

Presenting a truly exceptional four bedroom detached family home, this beautifully maintained bespoke property combines contemporary design with refined luxury to create an inviting and highly functional family residence.

Step into a welcoming entrance hall that flows effortlessly into a spacious open plan kitchen living area, thoughtfully designed for both everyday living and sophisticated entertaining. The modern kitchen is a showpiece, featuring an elegant island, premium integrated appliances, and sleek cabinetry that provides both style and practicality. Expansive bi-fold doors invite abundant natural light, creating a seamless transition between the indoor living space and the garden. The outdoor space offers good privacy, and is a fantastic size for outdoor activities and relaxation.

Each of the four generously sized bedrooms has been meticulously finished, with the principal suite boasting ample built in storage, ensuring a clutter free and organised space. Luxurious bathrooms throughout the property are appointed with high quality fixtures and contemporary finishes, promising comfort at every turn. The fourth bedroom has been converted into a fully fitted dressing room but could be easily restored into a fourth bedroom if required.









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Additional highlights include a detached double garage and convenient off road parking for multiple cars, providing secure and accessible storage for vehicles and belongings. The property's thoughtful layout and attention to detail are evident in every room, from the airy living spaces filled with natural light to the practical features designed to enhance daily life.

This is a rare opportunity to secure a home where style meets substance, offering the perfect balance of modern convenience and timeless elegance. Arrange your viewing today to experience first hand the exceptional lifestyle this remarkable property has to offer.

Council Tax band: G

Tenure: Freehold

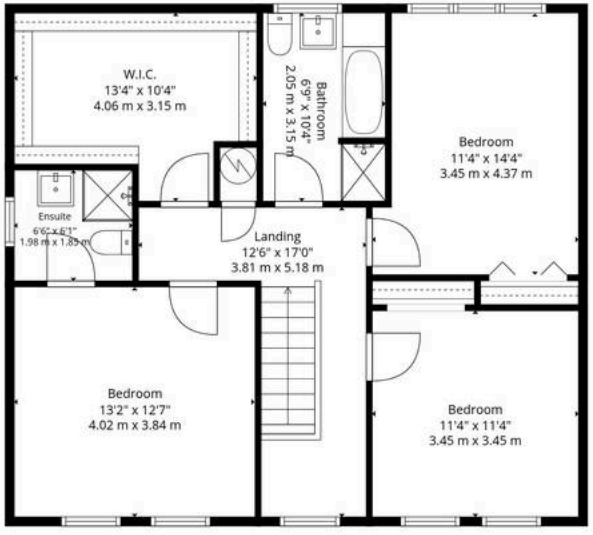
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C






Ground Floor




1st Floor

**Total: 1660 sq. Ft, 155 m2**

Ground Floor: 804 sq. Ft, 75 M2, 1st Floor: 856 sq. Ft, 80 m2

Excluded Areas: Garage: 387 sq. Ft, 36 M2, Utility: 52 sq. Ft, 5 M2, Undefined: 58 sq. Ft, 5 M2,
Walls: 160 sq. Ft, 14 m2

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