



**GASCOIGNE
HALMAN**

1 LAMBOURN CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



1 LAMBOURN CLOSE, POYNTON

ASKING PRICE £800,000

AN EXCEPTIONAL EXTENDED FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A PRIME CUL-DE-SAC POSITION WITHIN A HIGHLY DESIRABLE RESIDENTIAL DEVELOPMENT. IMMACULATELY PRESENTED WITH HIGH SPECIFICATION FINISH THROUGHOUT. ENTRANCE HALL, LOUNGE WITH FEATURE FIREPLACE, 27FT OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLDING DOORS, UTILITY ROOM & DOWNSTAIRS SHOWER ROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS AND MODERN FAMILY BATHROOM. BLOCK PAVED DOUBLE WIDTH DRIVEWAY. INTEGRAL DOUBLE GARAGE. ESTABLISHED LANDSCAPED GARDENS.

- AN EXTENDED & IMMACULATELY PRESENTED "TURNKEY" FOUR BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLDING DOORS
- DOWNSTAIRS SHOWER ROOM & UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- DOUBLE WIDTH BLOCK PAVED DRIVEWAY, INTEGRAL DOUBLE GARAGE & BEAUTIFULLY MAINTAINED GARDENS
- PRIME CUL-DE-SAC POSITION WITHIN THE SOUGHT AFTER "GLASTONBURY DRIVE" DEVELOPMENT



The property offers over 1700 sq ft of immaculately presented accommodation which in brief comprises: - Entrance Hall with stairs leading to the first floor, to the front of the property is the principal room, the main focal point of this room is the feature fireplace with living flame gas fire. The stunning open plan living dining kitchen extends over 27ft and is comprehensively fitted with an extensive range of high gloss handle-less wall, base and drawer units these are complemented by quartz worktops and upstands. The integrated appliances include an electric double oven, ceramic hob with chimney style extractor over, dishwasher, fridge and freezer. The island unit provides additional storage and a breakfast bar area. The remainder of the room has ample space for a formal dining table and chairs, and a lounge seating area with bi-folding doors that access the rear patio seating area. A utility room provides ample laundry facilities and has internal access to the integral garage. The shower room completes the downstairs accommodation. To the first floor there are four well proportioned bedrooms, the master bedroom boasts floor to ceiling mirrored fitted wardrobes and a modern en-suite shower room. The contemporary family bathroom is partially tiled and includes a panelled bath with shower over, low level wc and a wall hung vanity unit with wash basin inset. Externally, to the front of the property is a lawned garden and double width block paved driveway providing ample off-road parking and access to the double garage. To the rear garden is fully enclosed by perimeter fencing and established hedgerow, the garden is predominately laid to lawn with a delightful Indian stone patio seating area which spans the width of the property.

DIRECTIONS

SK12 1UG

TENURE

LEASEHOLD 999 YEAR LEASE FROM 25/03/1983 956 YEARS REMAIN £45 PER ANNUM GROUND RENT

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND E

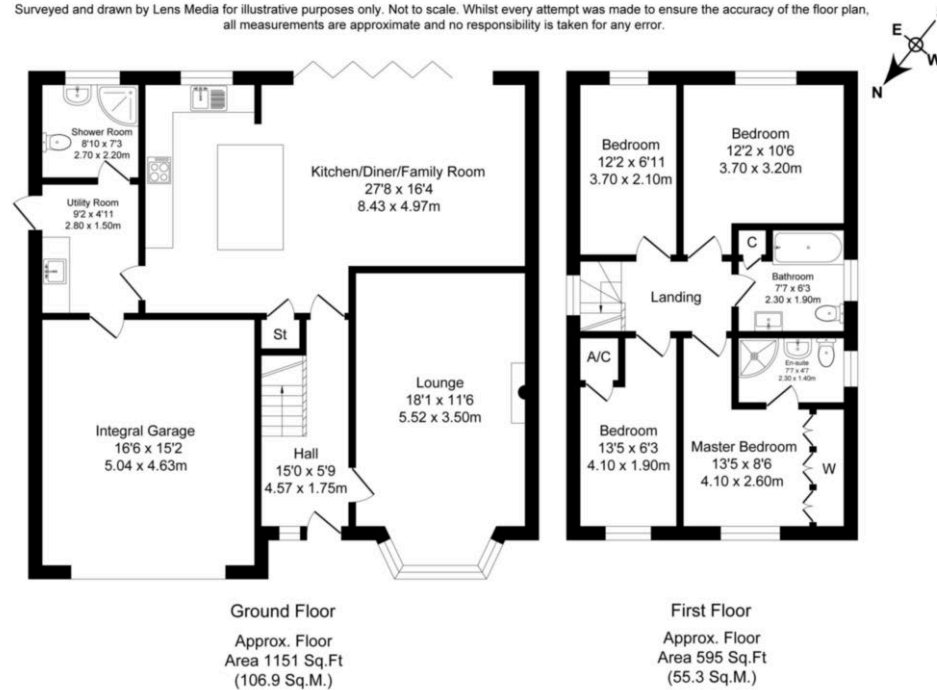
SERVICES (NOT TESTED)

SERVICES HAVE NOT BEEN TESTED AND YOU ARE ADVISED TO MAKE YOUR OWN ENQUIRES AND/OR INSPECTIONS

FLOORPLAN & EPC

Lambourn Close, Poynton Total Approx. Floor Area 1746 Sq.ft. (162.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



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