



**GASCOIGNE  
HALMAN**

6 KETTLESHULME WAY, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 6 KETTLESHULME WAY, POYNTON

### OFFERS OVER £635,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM EXTENDED FAMILY HOME occupying a CUL-DE-SAC POSITION on the popular SIDDINGTON ROAD development WITHIN CLOSE PROXIMITY TO REPUTABLE LOCAL PRIMARY AND SECONDARY SCHOOLS. LOUNGE with feature LOG BURNING STOVE, STUNNING L-SHAPED OPEN PLAN LIVING DINING KITCHEN with modern fitted units, MASTER BEDROOM with MODERN FITTED EN-SUITE SHOWER ROOM, THREE FURTHER GOOD SIZED BEDROOMS and FAMILY BATHROOM. TRIPLE WIDTH DRIVEWAY. INTEGRAL GARAGE. LANDSCAPED GARDENS.

- AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- STUNNING L-SHAPED OPEN PLAN KITCHEN / LIVING / DINING SPACE
- FOUR WELL-PROPORTIONED BEDROOMS WITH EN-SUITE TO MASTER
- MODERN FAMILY BATHROOM & CONTEMPORARY EN-SUITE
- TRIPLE WIDTH DRIVEWAY & INTEGRAL GARAGE
- PRIVATE, ENCLOSED LANDSCAPED REAR GARDEN WITH PATIO



## DESCRIPTION

A beautifully presented and extended four bedroom detached family home offering well proportioned accommodation throughout and tucked away on a peaceful cul-de-sac in a highly sought-after residential area, this Cheshire brick detached home offers spacious and beautifully extended family living across two floors. In brief the property comprises:- a welcoming entrance hallway with stairs leading to the first floor and access to the principal ground floor rooms. To the front, a spacious lounge enhanced by a feature log burning stove and a large bay window allowing for plenty of natural light. To the rear, the property opens into a stunning extended open plan kitchen / living / dining area, forming the true heart of the home. The contemporary kitchen is fitted with high gloss units, complementary Granite worktops and upstands, stylish tiled splashbacks, with integrated appliances including a double oven, five ring gas hob with canopy extractor hood over, and dishwasher. There is also recess space suitable for an american style fridge freezer. A central island provides additional preparation space and informal seating, the space flows seamlessly into a generous dining area and relaxed living space, ideal for both everyday family life and entertaining and french doors provide direct access onto the rear garden. To the first floor, the landing leads to four well proportioned bedrooms. The master bedroom benefits from a newly fitted en-suite shower room comprising a walk-in shower, pedestal wash basin, low level wc and wall mounted heated towel rail. Three further bedrooms are served by a family bathroom which is fully tiled with a modern white three piece suite which comprises of low level wc, wall mounted hand wash basin with drawer unit below and bath with thermostatic shower over. Externally to the front, a block paved triple width driveway provides ample off road parking, leading to an integral single garage, with mature hedging offering a good degree of privacy and gated side access to the rear. To the rear, the property enjoys a private east facing garden, predominantly laid to lawn with a paved patio area providing an ideal space for outdoor dining and entertaining, all enclosed by perimeter fencing with raised planting borders.

## DIRECTIONS

SK12 1TB

## TENURE

FREEHOLD

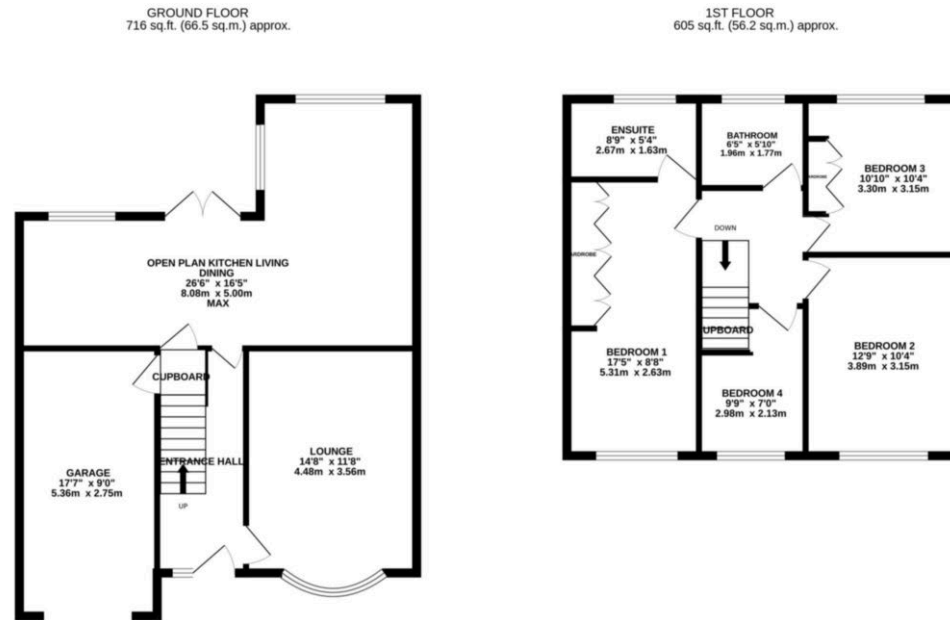
## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND F

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to carry out your own inspections and/or enquiries.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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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