



**GASCOIGNE
HALMAN**

14 LINDISFARNE DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



14 LINDISFARNE DRIVE, POYNTON

OFFERS OVER £700,000

AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING AN ENVIABLE POSITION WITHIN THE HIGHLY SOUGHT-AFTER "GLASTONBURY DRIVE" DEVELOPMENT. ENCLOSED ENTRANCE PORCH, WELCOMING ENTRANCE HALL AND DOWNSTAIRS WC. SPACIOUS LOUNGE, IMPRESSIVE OPEN PLAN KITCHEN, DINING AND FAMILY LIVING SPACE WITH CONSERVATORY AND SEPARATE UTILITY ROOM. MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER GENEROUS BEDROOMS AND FAMILY BATHROOM. DRIVEWAY PARKING, INTEGRAL GARAGE AND A BEAUTIFULLY MAINTAINED PRIVATE REAR GARDEN WITH DETACHED SUMMER HOUSE/HOME OFFICE.

- AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED ON THE HIGHLY SOUGHT AFTER "GLASTONBURY DRIVE" DEVELOPMENT
- IMPRESSIVE OPEN PLAN KITCHEN, DINING AND FAMILY LIVING SPACE WITH SEPARATE UTILITY
- THREE SPACIOUS RECEPTION ROOMS INCLUDING A CONSERVATORY
- FOUR GENEROUS BEDROOMS INCLUDING EN-SUITE TO MASTER BEDROOM
- PRIVATE REAR GARDEN WITH DETACHED SUMMER HOUSE/HOME OFFICE, DRIVEWAY PARKING AND INTEGRAL GARAGE



DESCRIPTION

Situated within the highly sought after Glastonbury Drive development, which is conveniently placed for a local primary school, the train station and Poynton village this beautifully presented four bedroom detached family home occupying a sought-after position within a popular residential area of Poynton. Offering approximately 1,727 sq ft of well-balanced accommodation, the property is immaculately presented throughout and in brief comprises:- An enclosed entrance porch with access to a useful ground floor WC, a welcoming entrance hall with stairs to the first floor. To the front, the generous lounge enjoys a large window allowing for plenty of natural light and feature fireplace within an attractive modern stone-effect surround, creating an elegant focal point to the room. The heart of the home is the impressive open-plan living kitchen dining room, fitted with an attractive range of shaker-style wall, drawer and base units, complemented by quartz work surfaces and a central breakfast island. Integrated appliances include a built-in oven, microwave, ceramic hob with extractor hood, dishwasher and fridge freezer. The open-plan design provides ample space for both dining and family seating, making it ideal for modern living and entertaining. The room flows seamlessly into the conservatory, a light-filled additional reception space with French doors opening onto the rear patio. To the first floor, the master bedroom benefits from fitted wardrobes and an en-suite shower room, whilst there are three further well-proportioned bedrooms served by a modern family bathroom fitted with a three-piece suite. A practical utility room provides additional storage, laundry facilities and access to the integral garage. Externally, the property is set behind a block-paved driveway providing off-road parking for several vehicles and access to the integral garage. To the rear, a substantial patio terrace creates an excellent space for outdoor dining and entertaining, leading onto a generous lawned garden. Positioned at the rear of the garden is an attractive detached summer house, offering a versatile space ideal as a home office, garden retreat, hobby room or entertaining area.

DIRECTIONS

SK12 1EW

TENURE

FREEHOLD

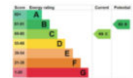
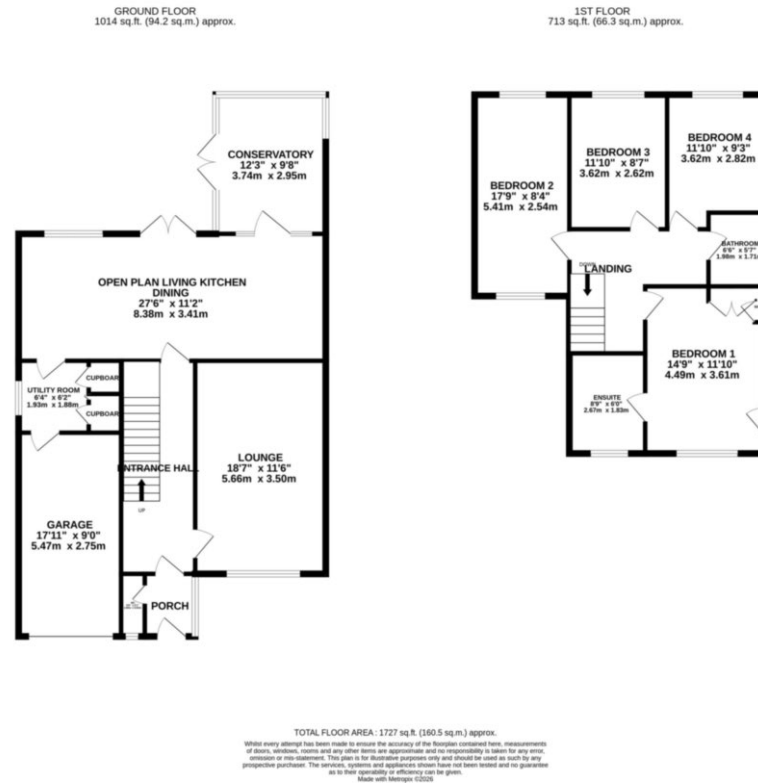
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND F

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



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POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

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