



Lady Acre Close

Guide Price £785,000

Lymm

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Lady Acre Close

Lymm

Discover the perfect blend of elegance and modern family living in this exceptional five-bedroom detached house, thoughtfully designed to offer both luxury and practicality. Step inside to a welcoming entrance hall that leads to an expansive open plan living kitchen dining space, ideal for entertaining or relaxing with loved ones. The kitchen is finished to a premium standard, featuring contemporary cabinetry and high-end integrated appliances. Natural light pours through large windows, creating a bright and inviting atmosphere throughout. A dedicated office or sitting room provides a quiet retreat for remote work or reading, while a spacious utility room adds to the home's functionality.

The first floor offers five generously proportioned bedrooms, including a spacious principal suite with a sleek ensuite bathroom and ample fitted wardrobes. An additional modern ensuite bathroom and a luxurious family bathroom ensure comfort and privacy for every member of the household.

The outside space is equally impressive, offering a tranquil setting that enhances the home's appeal. Step out from the main living area onto a beautifully landscaped rear garden, designed for both relaxation and entertaining. A generous patio area is perfect for summer barbeques or alfresco dining, while the manicured lawns offer ample space for children to play or for keen gardeners to create their own oasis. Mature planting and secure fencing ensure privacy and a sense of seclusion, making this garden a true retreat from the bustle of daily life. The detached double garage and expansive driveway provide secure parking for multiple vehicles, as well as additional storage options.



Lady Acre Close, Lymm

SAT NAV: WA13 0SR

The property's enviable position within a sought-after residential area means you are just moments from excellent local amenities, reputable schools, and scenic countryside walks. This is a rare opportunity to secure a distinguished family home that balances luxurious interiors with outstanding outdoor living. Arrange your private viewing today and experience the lifestyle this exceptional property has to offer.

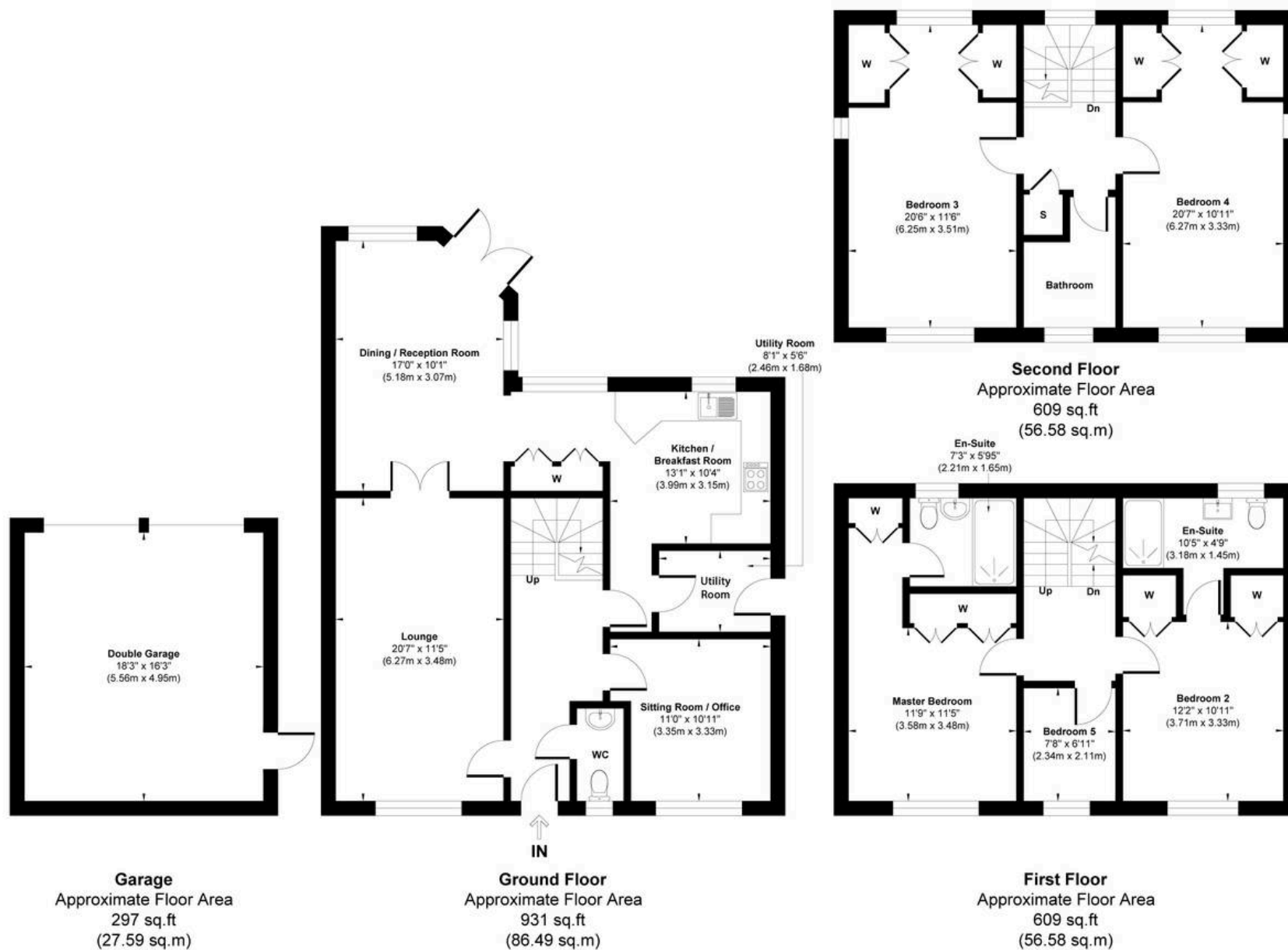
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





Approx. Gross Internal Floor Area 2446 sq. ft / 227.24 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any errors, omission, miss-statement or use of data show.