



4 Woodbine Road, Lymm, WA13 9HT

**£399,950**



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This charming and deceptively spacious home offers a unique layout and a versatile living accommodation.

Beautifully presented throughout, the property boasts three generous double bedrooms, including a spacious principal bedroom with ensuite shower room, making it an ideal home for families or those looking for additional space.

Upon entering, you are welcomed by two reception rooms, offering flexible living to suit a variety of lifestyles. Whether used as a cinema room, playroom, home office, occasional guest room, or additional sitting room, this adaptable space is a real asset. The main living room features a cosy log burner, creating a warm and inviting atmosphere, perfect for relaxing during the colder months. The heart of the home is the spacious kitchen diner, providing a fantastic space for family meals, entertaining, and everyday living. A useful pantry and access to external storage areas further enhance the practicality of the property. There is also a convenient downstairs WC and utility area.

A thoughtfully designed office space has been incorporated into the landing area, creating an ideal work-from-home setup without compromising on bedroom accommodation. Externally, the property continues to impress with a generous rear garden that enjoys a high degree of privacy and is not overlooked, making it a wonderful space for outdoor dining, entertaining, or simply relaxing.

The property also benefits from off-road parking for one vehicle. Combining character, versatility, and modern family living, this delightful home is within easy reach of Lymm village centre, excellent local schools, and beautiful countryside walks. A rare opportunity to purchase a truly individual property in one of Lymm's most desirable locations.

## Description

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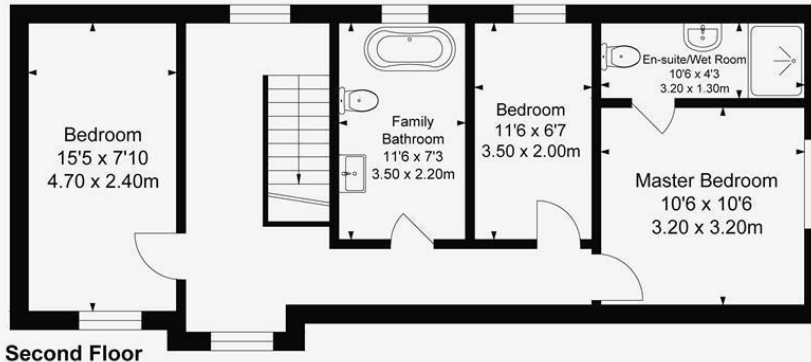


Council Tax Band: D

## Floor Plans

### Woodbine Road, Lymm

Approximate Gross Internal Area :-  
 Ground Floor :- 62.42 sq m / 672 sq ft  
 First Floor :- 58.34 sq m / 628 sq ft  
 Total :- 120.76 sq m / 1300 sq ft

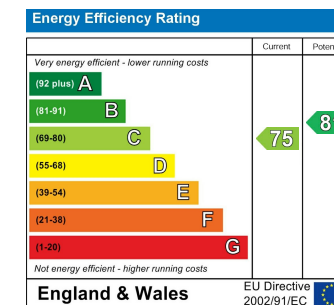


Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.