Appleton



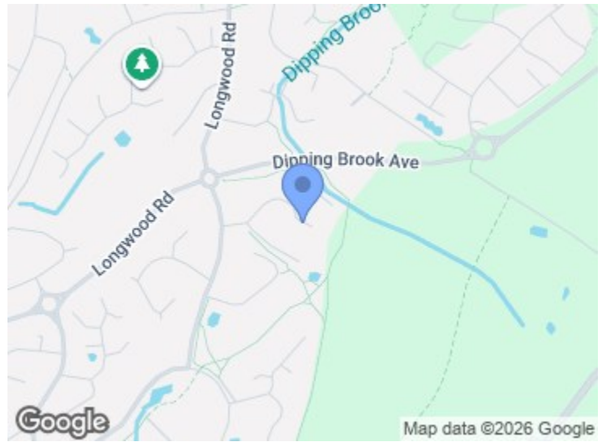
EXECUTIVE Detached Home within Cul-de-Sac Position | Recent Programme of Renovations | Dining Kitchen & Bathroom Sourced from 'SMITHFIELDS' | Purpose Built External GARDEN ROOM | SOUTH-WESTERLY Facing Garden. Offering extremely well proportioned accommodation comprising an entrance hallway, lounge with 'Amtico' flooring and limestone fireplace, dining room, study, dining kitchen, utility and WC. Upstairs, the principal suite includes fitted furniture, feature window and an en-suite, three further double bedrooms and a family bathroom. Externally, there are mature gardens, ample driveway parking, double garage and a versatile garden room.

£750,000

Tel: 01925 600 200

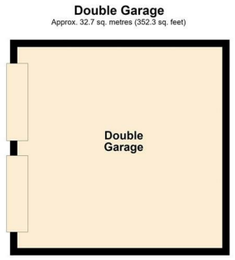
98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Location

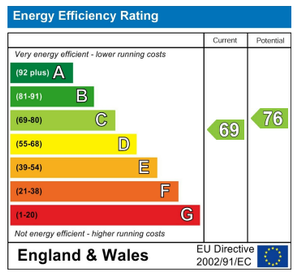


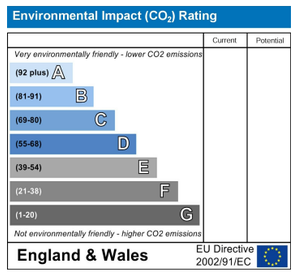


Total area: approx. 139.1 sq. metres (1497.0 sq. feet)









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Appleton
Woodbridge Close







Accommodation
Occupying a cul-de-sac position within this ever popular location known locally as 'Pewterspear'. With its open parkland managed by the 'Pewterspear Green Trust' which is responsible for its maintenance whilst operating a sports pavilion, sports pitches and coffee shop all of which instills a sense of community.

Having been in our clients' tenure for a number of years, the property has enjoyed schedules of renovations and improvements over time including but not limited to a dining kitchen with 'Neff' appliances and centre island, matching utility room, replacement windows and doors, bathroom again supplied 'Smithfields' a local recognised supplier and an external garden room all of which makes this property such an attractive proposition.

Possessing a particularly well proportioned plot with a south-westerly aspect, this recently modernised detached home offers improved accommodation including an entrance canopy, entrance hallway with engineered wood flooring, lounge featuring a limestone fireplace, dining room with 'French' doors opening out on to the patio garden, study, dining kitchen with centre island, matching utility and WC. Upstairs, there is a light and airy landing, principal bedroom with featured arched window and wardrobes, en-suite bathroom, three further double bedrooms and a contemporary four piece bathroom suite. Externally, there is a sunny garden to the rear combined with a patio and garden room. The front offers an open plan lawned set adjacent to the tarmacadam driveway which in turn leads to the double garage.

Ground Floor

Entrance Canopy
Courtesy lighting and a frosted glazed timber front door leading to to the:

Entrance Hallway
8'6" x 5'11" (2.61m x 1.82m)
A light and airy reception with a staircase to upstairs, engineered wood flooring, ceiling coving and a central heating radiator.

Lounge
19'0" x 12'11" (5.80m x 3.94m)
A particularly well proportioned principal reception room featuring a limestone fireplace with a matching hearth and contemporary gas fire, 'Amtico' flooring, ceiling rose, PVC double glazed bay window overlooking the front, two double central heating radiators and double doors to the:

Dining Room
11'1" x 11'0" (3.38m x 3.37m)
Continuation of the 'Amtico' flooring, PVC double glazed 'French' doors opening out onto the patio garden, ceiling coving, ceiling rose and a double central heating radiator.

Study
12'10" x 8'9" (3.92m x 2.69m)
Engineered wood flooring, ceiling coving, PVC double glazed window overlooking the front and a double central heating radiator.

Dining Kitchen
14'11" max x 11'6" (4.56m max x 3.52m)
Bespoke modern fitted kitchen supplied by 'Smithfields', a leader in the marketplace locally offering a range of matching base and eye level units with concealed lighting finished in a matt grey. In addition, there is a 'Quartz' centre island with breakfast bar and matching drawer storage below. Furthermore, there are integrated appliances including a 'Neff' induction hob with an oven & grill below and an illuminated chimney extractor above, dishwasher and a fridge/freezer. 'Franke' stainless steel single sink unit with mixer tap set in a Quartz work surface with matching splashback, continuation of the engineered wood flooring, inset lighting, understairs storage cupboard with lighting, PVC double glazed window overlooking the garden, contemporary style vertical central heating radiator and an arch to the:





Utility Room
6'11" x 5'1" (2.12m x 1.56m)
Fitted with a continuation of base and eye level units combined with a 'Franks' stainless steel single sink unit with mixer tap set in a Quartz work surface with matching splashback and integrated microwave. Cupboard housing the 'Worcester' gas fired boiler, space for a washing machine, continuation of the engineered wood flooring, double glazed composite door leading to the garden and a central heating radiator.

WC
5'1" x 3'4" (1.55m x 1.04m)
Two piece suite including a wash hand basin with splashback tiling and a low level WC. Continuation of the engineered wood flooring, PVC frosted double glazed window to the side elevation, electric consumer unit and a central heating radiator.

First Floor

Landing
9'6" x 6'11" (2.92m x 2.12m)
Storage cupboard, ceiling coving and access to the part boarded loft with lighting via a drop-down ladder.

Bedroom One
15'0" max x 13'2" (4.58m max x 4.03m)
Range of fitted wardrobes providing hanging and shelving space, feature arched PVC double glazed window overlooking the front, ceiling coving and a central heating radiator.

En-Suite Bathroom
9'9" x 6'5" (2.99m x 1.97m)
Four piece suite with chrome fittings including a tiled bath, tiled enclosure with a thermostatic shower accompanied by both rain-shower and retractable heads, vanity wash hand basin with drawer storage below and lighting above complete with a low level WC. Part tiled walls with contrasting tiled flooring, inset lighting, chrome ladder heated towel rail, PVC frosted double glazed window to the side and an extractor fan.

Bedroom Two
15'3" x 10'0" (4.66m x 3.07m)
Two PVC double glazed windows overlooking the front, ceiling coving and a central heating radiator.

Bedroom Three
13'6" x 8'9" (4.14m x 2.67m)
Range of fitted wardrobes providing hanging and shelving space, ceiling coving, PVC double glazed window overlooking the rear and a central heating radiator.

Bedroom Four
9'11" x 9'9" (3.04m x 2.99m)
PVC double glazed window overlooking the rear, ceiling coving and a central heating radiator.

Bathroom
9'7" x 6'4" (2.93m x 1.95m)
Beautifully appointed four piece bathroom suite with chrome fitting and recessed illuminated display shelving including a double ended bath, tiled enclosure with a thermostatic shower and wet room theme, vanity wash hand basin with drawer storage below and a low level WC. Part tiled walls with contrasting tiled flooring, inset lighting, coloured ladder heated towel rail, PVC frosted double glazed window to the rear and an extractor fan.

Outside
Featuring a south-westerly aspect, the fenced sunny garden is predominantly laid to lawn with well stocked borders complemented by an 'Indian Stone' flagged patio garden ideal for the hardstanding of garden furniture. In addition, there is external lighting, a cold water tap, power points and a gate to the side. At the rear of the garden and set behind the garage lies the recently constructed 'Garden Room'. The front includes an open plan lawned garden laid to lawn with an ornamental tree set within a stone bordered circular bed set adjacent to the tarmacadam double driveway providing parking for several cars which in turn leads along the side to the garage at the rear.

Garden Room
15'8" x 15'7" (4.78m x 4.76m)
A most versatile external space which is becoming ever increasingly popular in today's society. this steel construction with timber cladding is accessed through aluminium double glazed bi-folding doors with external lighting into an open-plan area featuring engineered wood flooring with underfloor heating, heat recovery/exchange ventilation for year round usage, inset lighting and its own electric consumer unit.

Double Garage
18'11" x 18'7" (5.79m x 5.68m)
Vehicular access via remote control roller shutter doors, power and lighting, eaves storage and an electric consumer unit.

Tenure
Freehold.

Council Tax
Band 'F' - £3,523.79 (2026/2027)

Local Authority
Warrington Borough Council.

Services
No tests have been made of mains services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA4 5RD

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke. Video Tours can be viewed prior to a physical inspection.