



Sanctuary View Hall Drive, Alkrington



- Outstanding FIVE Bed Gated Detached Dormer Bungalow Set Within Private Grounds
- Three Reception Rooms / Large Conservatory / Dining Kitchen / Utility And Down-Stair W.C
- Attached Leisure Area Housing Swimming Pool, Jacuzzi, Sauna, W.C And Gymnasium
 - Three Ground Floor Bedrooms And Two Bedrooms In The Dormer
- Double Detached Garage With Expired Planning For Roof Conversion To 1 Bed Apartment
- Very Large Block Paved Driveway / Spacious Paved And Raised Bed Gardens To Side And Rear
 - Part Air Conditioned / Full 3 Phase Solar Panel system Installed

£1,250,000

An outstanding FIVE BED gated detached residence set on a very large private plot on the "Woodside" of Alkrington Garden Village. This fabulous property has an attached leisure area housing a swimming pool complete with jacuzzi, sauna, relaxation spaces, changing room, gym area, W.C and shower. In addition to the main property, planning permission has previously been granted to convert the roof space of the large double garage into a one bedrooned apartment. The main accommodation consists of an enclosed entrance porch, an exceptionally large hallway leading to the living accommodation which comprises of a spacious lounge and conservatory, dining room, fully fitted bar/entertainment room, dining kitchen, utility room and W.C. There are also three ground floor bedrooms, the master with a four-piece en-suite and a separate dressing room and two further bedrooms both with en-suite shower rooms. A fixed staircase leads to the dormer which accommodates two further bedrooms, a shower room and very large storage in the eaves. The entrance to the property is via electric wrought iron gates which leads to a very large block paved driveway with feature raised beds and bound by established trees and conifers affording privacy. A separate double fronted pitched garage is positioned opposite the bungalow which has water and electric supplies and a W.C. There are also spacious paved gardens with patio areas, raised beds and mature hedges to the side and rear of the property. Situated in private grounds on the 'Woodside' of Alkrington ideal for access to the picturesque local nature reserve 'Alkrington woods'. Also convenient for local shops and facilities, a good selection of well-regarded schools, transport links and the M60 motorway network.

GROUND FLOOR

PORCH

Spacious enclosed entrance porch with carpet flooring, feature coving, spotlights and radiator.

HALLWAY

16.23m x 4.10m (53'2" x 13'5")

Exceptionally large hallway with feature ceiling mouldings and coving, carpet flooring and radiators and provides access to the leisure suite. In addition there is a staircase providing access to the dormer accommodation.

LOUNGE

6.92m x 4.17m (22'8" x 13'8")

Side aspect with living flame gas fire set within feature surround, T.V point, carpet flooring, feature coved ceiling and two radiators. Single glass door leads to the conservatory.



DINING ROOM

5.48m x 3.56m (17'11" x 11'8")

Side aspect with living flame gas fire set within feature surround, T.V point, feature coved ceiling, carpet flooring, spotlights and radiator.

BAR ROOM

4.02m x 3.19m (13'2" x 10'5")

Fully fitted bar room to the side aspect with wooden flooring, T.V point and spotlights. Single door provides external access.

DINING KITCHEN

4.58m x 3.27m (15'0" x 10'8")

Front aspect with a range of wall and base units incorporating fixed breakfast bar, sink, electric hob with extractor above, built in double electric oven, integrated fridge/freezer, spotlights, T.V point, coved ceiling, tiled laminate flooring and radiator.

UTILITY ROOM

3.88m x 1.93m (12'8" x 6'3")

Side aspect with wall and base units incorporating stainless steel sink, space and plumbing for washing machine and dryer, coved ceiling, tile flooring and radiator. External access.

W.C

Down-stair W.C with vanity wash-basin and under-floor heating.

CONSERVATORY

9.67m x 4.64m (31'8" x 13'1", 209'11")

Very large conservatory to the side aspect with fully tiled flooring, T.V point, spotlights, wall mounted gas fire, air conditioning unit and radiator. External access and sliding doors to the leisure suite.

MASTER BEDROOM

4.45m x 4.37m (14'7" x 14'4")

Front aspect with a range of fitted wardrobes and matching bedside cabinets, coved ceiling, T.V point, air-conditioning unit, spotlights, carpet flooring and radiator. Access to dressing room and en-suite.

DRESSING ROOM

Separate dressing room complete with fitted wardrobes,

fixed dressing table and drawers, coved ceiling, spotlights and radiator,

EN-SUITE

Large four-piece en-suite comprising of tile panelled bath, "walk in" rain shower, double sink with fitted cupboard below, low-level W.C, spotlights, fully tiled walls and flooring, under-lit mirror and heated towel rail.

BEDROOM 2

4.68m x 3.20m (15'4" x 10'5")

Side aspect with fitted wardrobes, coved ceilings, spotlights, T.V point, carpet flooring and radiator. Access to en-suite.

EN-SUITE

Three-piece en-suite with shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls, tiled flooring, spotlights and radiator.

BEDROOM 3

4.68m x 3.34m (15'4" x 10'11")

Side aspect with fitted wardrobes, carpet flooring, spotlights, T.V point and radiator.

EN-SUITE

Three-piece en-suite with shower cubicle, vanity wash-basin, low-level W.C, part tiled walls, tiled flooring, coved ceiling and spotlights.

LEISURE SUITE

10.0m x 8.55m (32'9" x 28'0")

Stunning Leisure suite complete with stepped access to the swimming pool, raised Jacuzzi area, wall mounted T.V point, sliding doors to the conservatory, access to sauna, changing area, W.C, boiler room and gymnasium.



GYMNASIUM

7.42m x 3.03m (24'4" x 9'11")

Gymnasium area with tiled flooring, T.V point, feature glass brick wall opening to shower and air-conditioning unit.

FIRST FLOOR

BEDROOM 4 / OFFICE

4.48m x 3.35m (14'8" x 10'11")

Rear aspect with fitted desks and shelving, coved ceiling, air conditioning unit, spotlights, CCTV surveillance, carpet flooring and radiator. Access to en-suite.

EN-SUITE

Three-piece en-suite comprising of "walk in" shower, vanity wash-basin, low-level W.C, coved ceiling, fully tiled walls, tiled flooring and radiator.

BEDROOM 5

3.21m x 2.68m (10'6" x 8'9")

Rear aspect with carpet flooring, spotlights and radiator.

LARGE DOUBLE GARAGE

Double fronted garage with electric and water supplies and a W.C. (Planning permissions have previously been granted to convert the roof space into a one bedroom apartment).

OUTSIDE

The entrance to the property is via electric wrought iron gates which leads to a very large block paved driveway with feature raised beds and bound by established trees and conifers affording privacy. A separate double fronted pitched garage is positioned opposite the bungalow which (subject to planning permissions) offers potential for separate accommodation. There are also spacious paved gardens with patio areas, raised beds and mature hedges to the side and rear of the property.

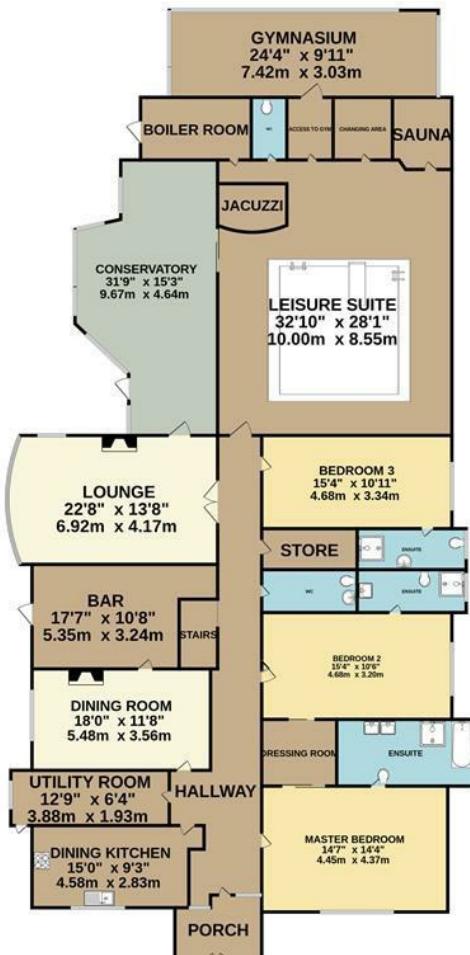


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

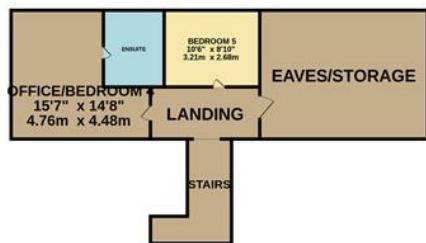
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
4618 sq.ft. (429.0 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



FIVE BED DETACHED

TOTAL FLOOR AREA: 5404 sq.ft. (502.1 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 and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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