



4 Shipton Close Westbrook, Cheshire WA5 8XS

Offers In The Region Of
£528,950

STUNNING Family Home, Freehold TITLE, HIGHLY Regarded Close, Four BEDROOMS, EN-SUITE Shower Room, Three RECEPTION ROOMS, UTILITY Room, Spacious BATHROOM, LOVELY Mature Gardens, Driveway & GARAGE.

Rarely offered for sale in the forever sought after location of Mary Ann Meadows, this McLean built four bedroomed executive home situated on the first quiet cul-de-sac of Shipton Close offers fantastic family space with neutral decor throughout. Located within an 8 minute walk of an OFSTED rated OUTSTANDING Primary School and equidistant between two OFSTED rated 'GOOD' High Schools. There are a number of walking paths and trails nearby along with Westbrook Centre, Gemini Retail Park, Train Stations and Motorway Networks.

The accommodation comprises Entrance Hall providing access to Cloakroom/WC, Study, Family Lounge, Separate Dining Room, Fully Fitted Kitchen with granite work surfaces, and an excellent size Utility Room, Conservatory, Spacious Landing, to first floor providing Four Double Bedrooms, Master with En-Suite and quality range of fitted robes, Second Double Bedroom, Third Double Bedroom plus a Fourth Small Double Bedroom, Modern Family Bathroom with four piece suite. Extremely quiet cul-de-sac position (with no cut through so no footfall) with excellent sized established gardens to the front and rear. A truly wonderful home with a Freehold title.

ENTRANCE HALL

Large L-shaped entrance hall provides access to all ground floor accommodation, wood laminate flooring, stairs to first floor accommodation and private access door to integral garage.



ENTRANCE HALL SIDE**CLOAKROOM/ W.C.**

Fitted with a two piece suite, fully tiled, UPVC double glazed window and laminate flooring.

**STUDY**

15'3" x 8'7" (4.65 x 2.62)

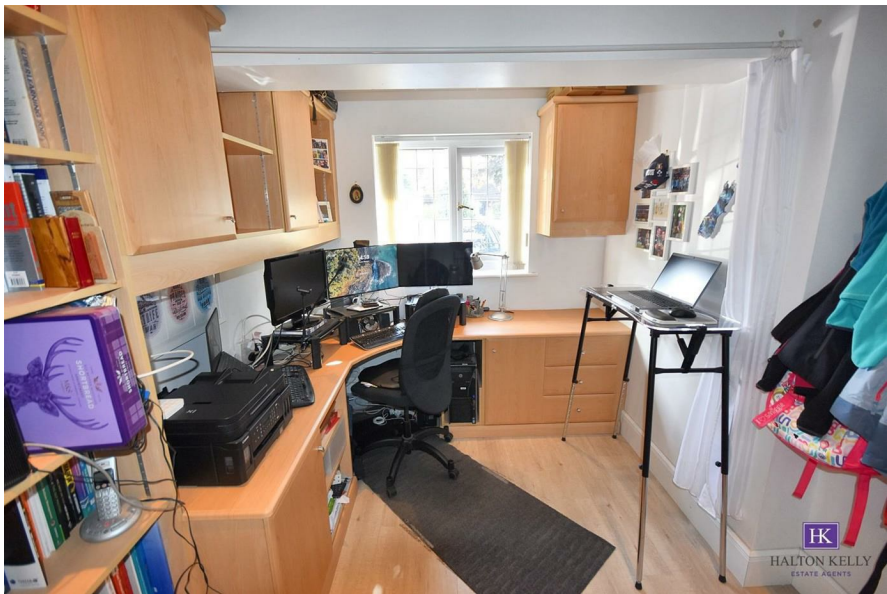
Garage conversion from the double gargage to provide a study fitted with a range of display bookshelves, desk and cupboards and UPVC double glazed window to front.



LOUNGE

19'7" x 12'6" (5.97 x 3.81)

From double doors to hallway, a generous lounge with living flame gas fire to a natural stone effect feature fire surround, box bay UPVC double glazed window to front, wood laminate flooring and widened archway to dining room.



LOUNGE

19'7" x 12'6" (5.97 x 3.81)

Alternate angle.

DINING ROOM

12'6" x 11'0" (3.81 x 3.35)

Separate dining room with sliding UPVC double glazed doors to conservatory and wood laminate flooring.

**DINING ROOM**

12'6" x 11'0" (3.81 x 3.35)

Alternate angle.

KITCHEN

13'3" x 10'1" (4.04 x 3.07)

Fully fitted kitchen with a range of wall and base units with granite worksurfaces incorporating stainless steel one and a half bowl sink unit with mixer tap Neff integrated appliances to include double oven, induction hob with granite splash back and stainless steel overhead canopy, fridge freezer, wood laminate flooring, complimentary part tiled walls, UPVC double glazed window to rear.



KITCHEN

13'3" x 10'1" (4.04 x 3.07)

Alternate angle.

**UTILITY ROOM**

8'2" x 7'11" (2.49 x 2.41)

Fitted with range of wall and base units to match kitchen, stainless steel sink unit, wood laminate flooring, plumbed for washing machine and tumble dryer.



CONSERVATORY

12'0" x 11'6" (3.66 x 3.51)
UPVC double glazed conservatory, ceiling fan, windows with fitted blinds and double opening doors leading out to rear garden.



LANDING

Airing cupboard, UPVC double glazed window, loft access with loft ladder power and light.



MASTER BEDROOM

15'0" x 12'0" (4.57 x 3.66)

With a fabulous range of quality fitted bedroom furniture to include 'soft close' robes, headboard, bedside cabinets and overhead fitted robes. Box bay UPVC double glazed window to front.



MASTER BEDROOM

15'0" x 12'0" (4.57 x 3.66)

Alternate angle.

EN-SUITE TO MASTER BEDROOM

Fitted with a three piece shower suite in white comprising walk in shower cubicle, vanity wash hand basin and low flush w.c, fully tiled complimentary walls and vinyl flooring, UPVC opaque window, inset spot lighting.



BEDROOM TWO

14'5" x 9'1" (4.39 x 2.77)

A double bedroom with UPVC double glazed window to rear.



BEDROOM THREE

11'1" x 9'9" (3.38 x 2.97)

A double bedroom with UPVC double glazed window to rear.

**BEDROOM FOUR**

10'7" x 7'9" (3.23 x 2.36)

A small double bedroom with built-in storage cupboard and UPVC double glazed window to rear.

**BATHROOM**

Large bathroom fitted with a four piece suite in white comprising double walk in shower cubicle, vanity wash hand basin and low flush WC. Fully tiled complimentary walls and vinyl flooring, UPVC opaque window, inset spot lighting.



OUTSIDE

Lovely mature garden with York paved patio and seating areas, established trees, plants and shrubs to surround, gardens laid to lawn. Driveway to the front with ample parking for four cars to an integral single garage, garden to lawn with tree and plants to border surround. Gated access to side.

OUTSIDE

Alternate angle.

OUTSIDE

Alternate angle.

OUTSIDE

Alternate angle.

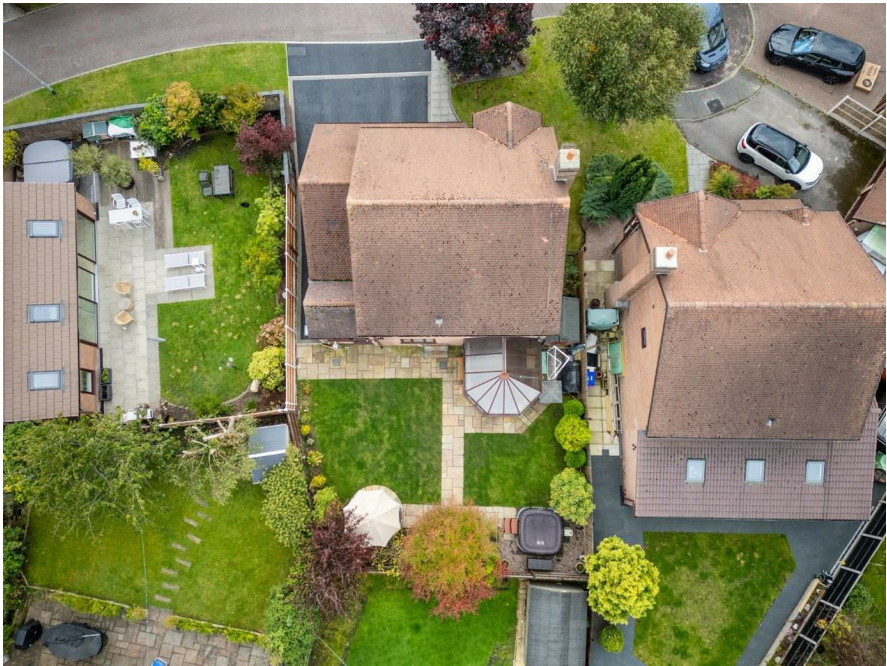
FLOOR PLAN

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through HALTON KELLY INDEPENDENT PROPERTY SERVICES. Tel: WESTBROOK OFFICE 01925 575750 Email: enquiries@haltonkelly.co.uk

DRONE SHOTS





Approx Gross Internal Area
180 sq m / 1941 sq ft



Ground Floor
Approx 109 sq m / 1174 sq ft

First Floor
Approx 71 sq m / 767 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

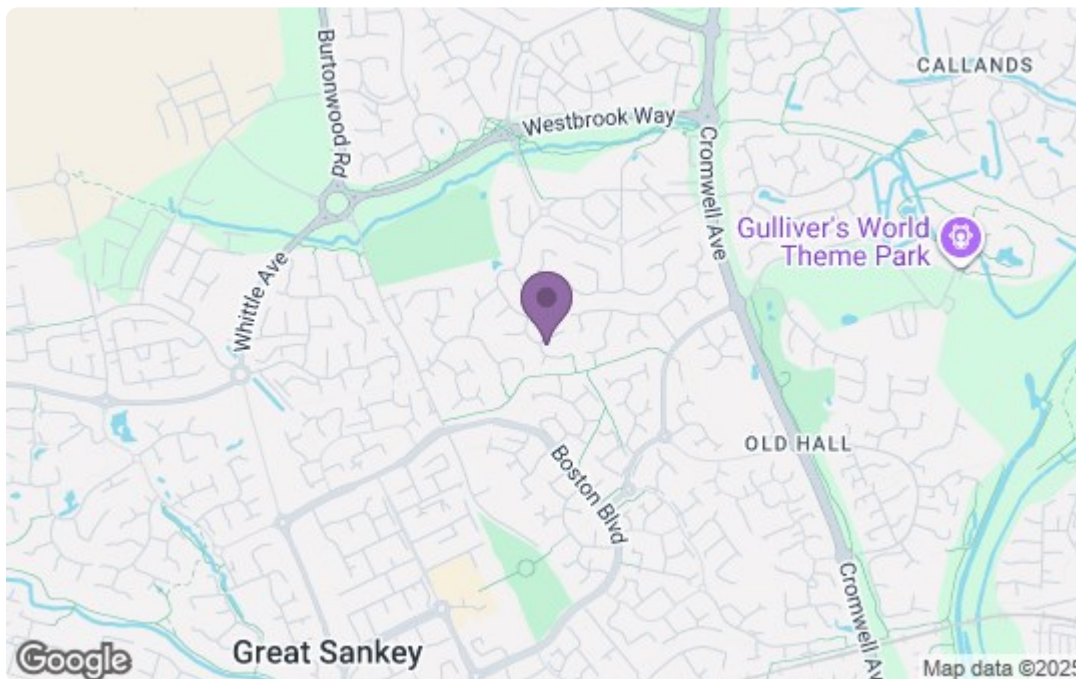
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	74
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
180 sq m / 1941 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.