



# Foxhills Close, Appleton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Executive Detached Home
- Flexible Living Space
- Perfect for Families
- Freehold
- Desirable Cul-de-Sac
- Four Spacious Bedrooms
- Five Reception Rooms
- Extended and Remodelled
- Driveway Parking
- Sought After Location

## DESCRIPTION

A stunning four bedroom detached family home set in a quiet cul-de-sac, in a highly desirable area of Appleton. This generous property combines the needs of modern family life with elegance and refinement. Comprising of four reception rooms and a home office; four spacious bedrooms and a large kitchen/breakfast room. This property provides ample space for a growing family and simply must be viewed to be fully appreciated.

Comprehensively extended and remodelled, this home has been tastefully updated by the present owners and provides a welcoming entrance hall with stairways leading to the first floor. With two reception rooms to the front of the house, providing a large family lounge which is light and inviting, allowing for an abundance of natural light through the bay windows; and a cosy family room, a perfect escape for younger members to rest and relax.

The modern kitchen/breakfast room and dining room are set to the back of the property, both with French doors opening out onto the garden and flood the rooms with natural light. The bespoke breakfast kitchen is fitted around a large granite island, and comes with a range oven and hob, integrated, wine cooler, dishwasher, washing machine and American fridge freezer.

To the side of the property, are two versatile rooms, currently used as a home office, looking out onto the front garden and the other a playroom, looking out onto the back garden: both featuring Velux windows. Off the entrance hall is a beautifully presented WC.

To the first floor is a light and airy landing, with windows overlooking the front of the property. The generous master bedroom is fitted with ample wardrobes; with space to fit a king size bed, side tables and a dressing table. The large and modern en-suite, comes with a walk-in shower. Three more good sized bedrooms, and a family bathroom with a full-sized bath and shower, complete the first floor.



## GARDEN

The private back garden can be accessed either through French doors from the kitchen, or from the dining room. Landscaped and designed to provide different seating areas throughout the day, a large patio accommodates outside seating and dining; with mature trees providing privacy. To the front is a mature front garden and a gate to the side giving access to the back of the property. A driveway for numerous cars and a single garage completes this property.

In summary, this property combines elegance with practical living; a must for anyone looking for a stylish family home, with access to great schools. Convenient for the motorway, and airports, and fine dining in Stockton Heath.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.37m x 4.07m Lounge
- 3.30m x 5.27m Dining Room
- 5.16m x 4.37m Kitchen/Breakfast Room
- 4.04m x 2.27m Office
- 3.75m x 2.27m Play Room
- 4.62m x 2.31m Family Room
- 2.08m x 0.88m WC
- 4.83m x 2.70m Garage

### FIRST FLOOR

- Landing
- 4.66m x 4.07m Bedroom One
- 3.54m x 1.72m En-suite
- 4.12m x 3.08m Bedroom Two
- 3.00m x 2.71m Bedroom Three
- 3.26m x 3.00m Bedroom Four
- 1.94m x 1.99m Bathroom





## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)

## LOCATION

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.'

Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.

## DISTANCES

- Stretton 12 minute walk
- Appleton Thorn Village 1.5 mile walk
- Stockton Heath 2 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 22 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** F

**Tenure:** Freehold

### Contents, Fixtures and Fittings

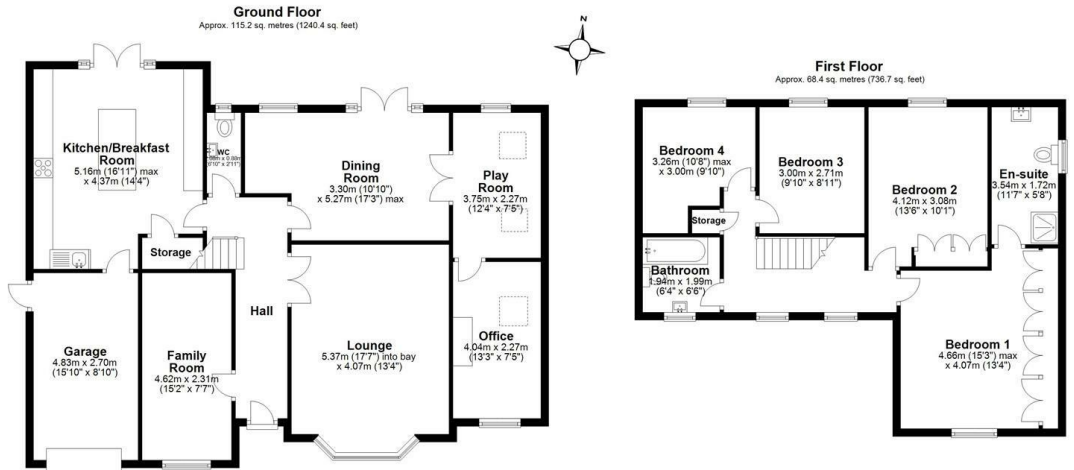
Not included in the asking price. These items may be available under separate negotiation.





### IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Total area: approx. 183.7 sq. metres (1977.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

### OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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