



Calderfield Close, Stockton Heath, Warrington

£825,000

Adams

Calderfield Close, Stockton Heath, Warrington

A superb extended detached home within easy walking distance of Stockton Heath village.

Features of the immaculate accommodation include; entrance hall, cloaks / WC, study, lounge with log burning stove, an impressive kitchen with open plan dining / family / garden room off, utility / boot room, four double bedrooms, two refitted ensuites & family bathroom. Outside there is driveway parking for two cars, a double garage and fully landscaped gardens.

Viewing Essential.





Ground Floor

Entrance Hall

3.76m x 2.13m (12'4" x 7'0" + recess)

Cloakroom / WC

2.13m x 0.81m (7'0" x 2'8")





Study

2.79m x 2.16m (9'2" x 7'1")

Lounge

5.28m x 3.63m (17'4" x 11'11")

Kitchen Area

6.15m x 2.79m (20'2" x 9'2")

Open Plan Dining / Family / Garden Room

9.32m x 3.94m (30'7" x 12'11")

Utility / Boot Room

2.41m x 1.8m (7'11" x 5'11")

Vestibule

1.55m x 0.89m (5'1" x 2'11")

First Floor

Landing

5.03m x 1.98m (16'6" + recess x 6'6" max)

Bedroom One

5.21m x 3.1m (17'1" x 10'2")





Dressing Area

2.72m x 2.06m (8'11" x 6'9")

Ensuite One

2.69m x 2.36m (8'10" x 7'9")

Bedroom Two

3.28m x 3m (10'9" x 9'10" + wardrobes)



Ensuite Two

2.64m x 1.96m (8'8" x 6'5")

Bedroom Three

4.09m x 3.28m (13'5" x 10'9" + wardrobes)

Bedroom Four

3.23m x 2.9m (10'7" x 9'6")



Family Bathroom

3.15m x 1.96m (10'4" x 6'5")

Outside

Double Garage & Driveway Parking

5.18m x 5.08m (17'0" x 16'8")

Electrically operated 'up and over' style door.
Integral access door. Power and light supplied.
Double width driveway with off road parking for two vehicles.

Gardens

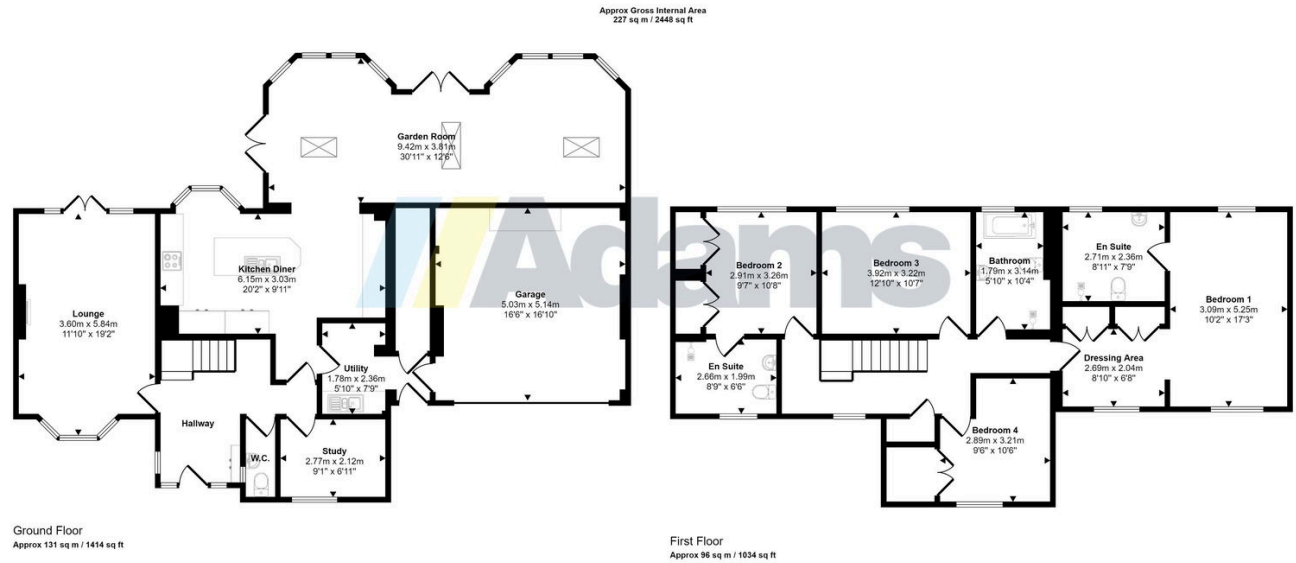
Fully landscaped gardens to both front and rear elevations. Patio seating area with hot tub at rear.

Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.





www.adamsea.co.uk

Adams is a trading name of Adams Sales Ltd.
Registered office 53 Albert Road, Widnes, WA8 6JS.
VAT Registration No. 582 2476 27. Registered in England No. 05232172

RUNCORN

54 High Street, Runcorn, WA7 1AW
01928 574401
runcorn.sales@adamsea.co.uk

STOCKTON HEATH

12-14 Walton Road, Stockton Heath, WA4 6NL
01925 398343
s.heath@adamsea.co.uk

WIDNES

53-55 Albert Road, Widnes, WA8 6JS
0151 420 4055
widnes.sales@adamsea.co.uk