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**BROWNING DRIVE, WINWICK, WA2 8XL**



## BROWNING DRIVE, WINWICK, WA2 8XL

Set within the ever-in-demand Winwick Park, this double-fronted, 5 bedroom, detached family home, built by Countryside Properties offers 2439 sq.ft of internal floor space across three floors, ideally suited as a large family home, nestled in the charming village of Winwick.

Occupying a corner plot that's set back from the roadside, the impressive, double-gated driveway offers ample parking potential for up to five vehicles, whilst the attractive double fronted house offers a private sanctuary for downtime relaxing, whilst being easily accessible for commuting on busy workdays, or visiting family and friends across the North West region.

At the heart of the home is the open kitchen / dining room, with space for both cooking and entertaining. Key benefits of this splendid space are the high-gloss units and island, quartz worktops, stylish porcelain floor tiles and built-in appliances (fridge-freezer, induction hob and dishwasher).

In addition to four reception rooms to the ground floor (living room, home office, snug and conservatory) and convenient w.c for guests, the property is made up of five bedrooms, each with access to a bathroom or shower room.

Bedroom one, positioned on the first floor, also benefits from a walk-through dressing room, for an extra touch of luxury as you start your day.

In addition to the main building, the grounds also benefit from a detached double garage, which has been converted into a professional-standard gym room, complete with compound rubber flooring heating and fully-fitted quality fixtures; a truly distinctive feature of this home.

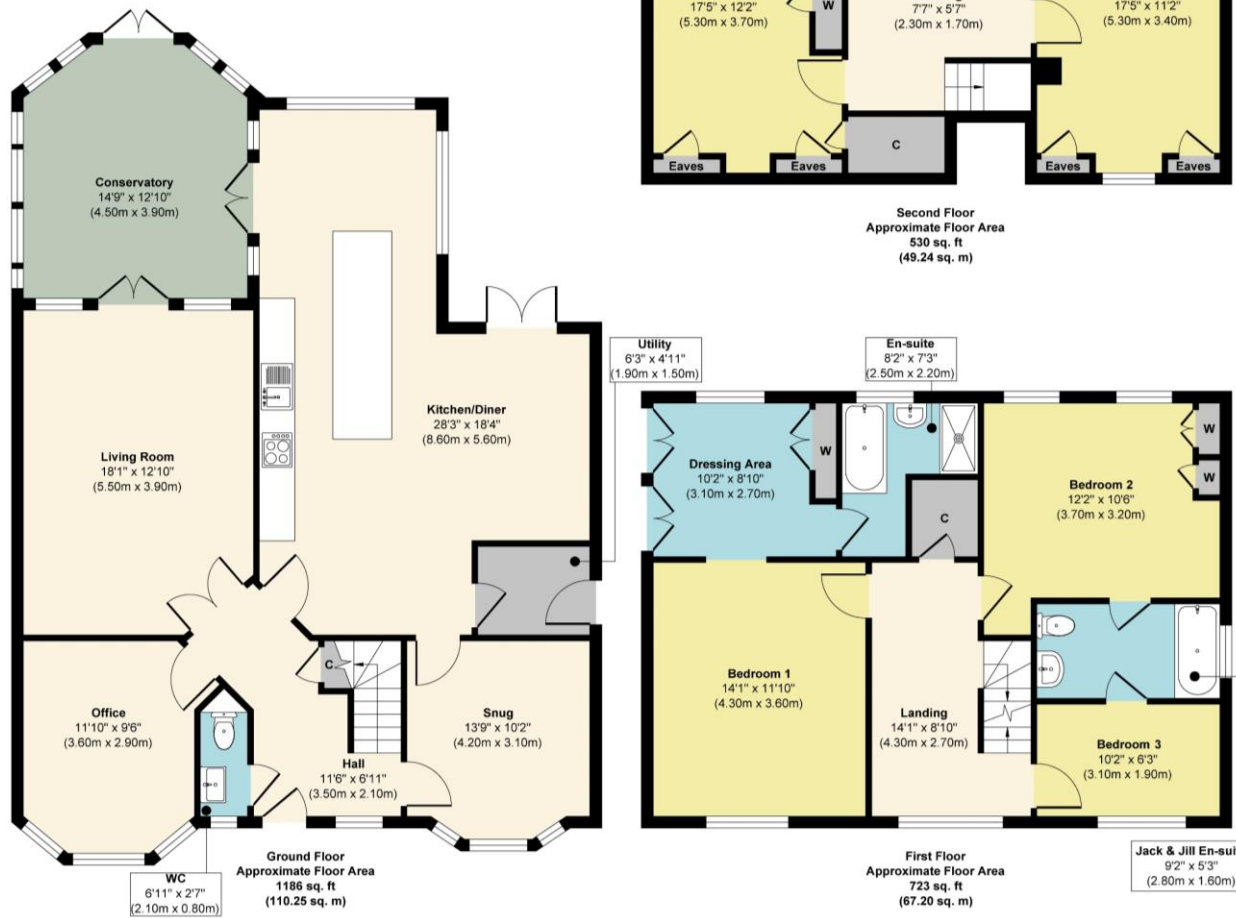
On sunnier days, the bright conservatory offers a fantastic outlook over the rear garden, which itself provides plenty of privacy from neighbouring properties, due to the well-established shrubs and trees that border the perimeter. A raised composite decking area offers a casual outdoors dining space, whilst there's also plenty of practical outdoor storage for garden tools and children's games in the available sheds.

Undoubtedly one of the best-kept properties on Winwick Park, we are anticipating high demand for viewings. To arrange yours at a time to suit, please call Fraser Reeves on 01925 222555 and we'll be happy to accommodate you.





Approx. Gross Internal Floor Area 2439 sq. ft / 226.69 sq. m



**General Services:**

All mains' services are believed to be connected to the property.

Construction Type: Brick and Tile

Heating type: Gas Central Heating

Broadband: standard (download 5mbps, upload 0.7mbps), superfast (download 80mbps, upload 20mbps), ultrafast (download 1000mbps, upload 220 mbps).

Mobile Signal/Coverage: O2 (voice likely, data limited), Three (voice limited, data limited), Vodafone (voice limited, data limited).

Rights/Restrictions: ask the agent

Flood Risk (if known): none

Existing Planning Permissions: none

**Local Authority:**

Warrington Borough Council



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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