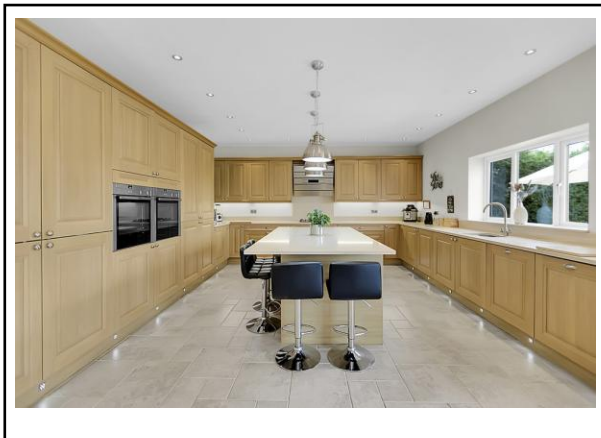




15 Whitegate Road, Winsford, Cheshire, CW7 2NL
Offers over £825,000 – No onward chain

An exceptional five-bedroom detached home, offered with no onward chain located in the sought after area of Salterswall, near Whitegate. This contemporary property combines space, comfort, and modern finishes throughout. The ground floor features a welcoming entrance hall, a striking open-plan kitchen/dining/living area with a central island and 2 sets of French doors to the garden, three versatile bedrooms, a stylish family bathroom, utility, and guest WC. Upstairs are two generous double bedrooms, each with its own en-suite, with the main suite also benefiting from a dressing room, sitting area and private balcony with far-reaching views. Porcelain tiling and underfloor heating throughout the home, thermostatically controlled in each room. Externally, beautifully landscaped gardens, a versatile garden room/home office, double garage, and a block-paved driveway with ample parking complete this superb residence

Accommodation

ENTRANCE HALL

Accessed via the entrance door leading in to the welcoming entrance hall. Porcelain tiled flooring with under floor heating, inset spot lighting and doors lead to bedrooms, bathroom and living area.

KITCHEN/LOUNGE/DINING AREA 18' 7" x 49' 11" (5.66m x 15.21m)

Prepare to be wowed! This certainly is the hub of the home, a fantastic area for entertaining. With porcelain floor tiles and under floor heating. The kitchen area is fitted with a range of oak base and wall units with Quartz worksurfaces over incorporating a sink unit and mixer tap. Fitted with two integrated Neff 'Slide & Hide' ovens, five ring gas hob with extraction over, fridge, freezer and dishwasher. Feature centre island with breakfast bar. Every chefs dream! The lounge area over looks the manicured garden and views can be seen far and wide. The dining area completes this stunning room. Inset spot lighting throughout. With french doors to the rear, a door leads to the utility room, under stairs storage with a door to the garage and stairs rise to the first floor.

BEDROOM THREE 14' 2" x 11' 10" (4.32m x 3.61m)

With a double glazed bay window to the front elevation, inset spot lighting and porcelain floor tiles and under floor heating. Fitted mirrored wardrobes provide hanging and storage space.

BEDROOM FOUR 11' 10" x 11' 10" (3.61m x 3.61m)

With a double glazed window to the front elevation, inset spot lighting and porcelain floor tiles and under floor heating. Fitted mirrored wardrobes provide hanging and storage space.

BEDROOM FIVE 13' 8" x 12' 9" (4.18m x 3.91m)

With a double glazed bay window to the front elevation, inset spot lighting and porcelain floor tiles and under floor heating.

BATHROOM

With double glazed frosted windows to the side elevation. Fitted with a four piece comprising free standing slipper bath, double shower cubicle and shower, low level WC and vanity unit and hand wash basin encased in a vanity unit. Inset spot lighting, porcelain floor and wall tiling and under floor heating.

UTILITY ROOM 8' 4" x 9' 7" (2.54m x 2.92m)

With a double glazed window to the rear elevation and a door to the side elevation. Fitted with a range of oak units matching the kitchen with Quartz worksurface over. Space and plumbing for washing machine and space for dryer, a cupboard houses the boiler and a door leads to the guest WC.

GUEST WC

With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin, loft access and inset spot lighting.

LANDING

A lovely light and airy galleried landing overlooking the living space, leading to bedrooms one and two, three roof windows and porcelain tiled flooring with underfloor heating.

BEDROOM ONE 21' 2" x 23' 1" (6.45m x 7.04m)

What an amazing main bedroom of the home, with dressing area, seating area and a balcony. With a double glazed door and full height windows leading to the balcony overlooking the beautiful rear garden with far reaching views across the Cheshire plains. Roof windows to the front and rear elevations. Porcelain tiled flooring with under floor heating.

DRESSING AREA 8' 7" x 11' 8" (2.63m x 3.57m)

With a door leading to the ensuite, porcelain tiled flooring and under floor heating.

ENSUITE

With a double glazed window to the rear elevation. Fitted with a four piece comprising free standing bath with centre taps, double shower cubicle and shower, low level WC and vanity unit and hand wash basin encased in a vanity unit. Inset spot lighting, porcelain floor and wall tiling and under floor heating.

BEDROOM TWO 20' 6" x 17' 1" (6.25m x 5.21m)

With a double glazed window to the rear elevation and roof window to the front elevation. Fitted with a range of wardrobes and drawers providing hanging and storage space. With a door leading to the ensuite, porcelain tiled flooring and under floor heating.

ENSUITE

With a double glazed window to the rear elevation and roof window. Fitted with a three piece suite comprising shower cubicle and shower, low level WC and vanity unit and hand wash basin encased in a vanity unit. Inset spot lighting, porcelain floor and wall tiling and under floor heating

EXTERNALLY

Outside, the landscaped rear garden offers a peaceful sanctuary, with views far and wide. Patio areas ideal for al-fresco dining and laid to lawn area. The garden room is extremely versatile and could be used as a home Office or gym. The double garage is accessed via the block paved driveway and offers ample parking. The front garden is accessed via the electric double gates and is laid to lawn with well stocked borders. Viewing is essential to get a true feeling for this stunning home and garden.

GARAGE 16' 10" x 21' 1" (5.14m x 6.43m)

With an up and over door, power and lighting.





Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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