



**GASCOIGNE
HALMAN**

GATELEY CLOSE, THELWALL

THE AREAS LEADING ESTATE AGENT



GATELEY CLOSE, THELWALL

£799,950

An impressive detached family home occupying a mature and private corner plot of nearly 0.25 acres with fantastic planning permission to contemporarily extend in a much sought after close of just 7 houses overlooking Elizabeth Park.

Substantial and attractive detached family home, about 2131 sq ft

Private corner plot of about 0.25 acres in a desirable exclusive cul-de-sac of just seven homes

Four reception rooms and living dining kitchen with utility and WC

Four generous double bedrooms and three bathrooms (two en-suite) one with dressing room

Detached double garage and drive, gazebo and tepee

Private gated access immediately onto Elizabeth Park behind making Thelwall village and pubs just minutes away!

Superb planning permission granted for a second storey suite and contemporary glass extension with sun deck of about 1259 sq ft





Gateley Close is an extremely desirable and highly sought after cul-de-sac comprising just seven quality detached homes constructed by Bryant Homes in 2002. This property occupies a corner position and a plot which is approaching 0.25 acres which is very private. Within the established grounds there is a large gazebo and a tepee ideal for alfresco entertaining and perfect for family life. There is a large raised terrace across the back of the house and the lightly wooded backdrop includes private gates directly onto Elizabeth Park behind making it easy to walk to Thelwall village and two lovely pubs!

The accommodation is already quite spacious extending to about 2131 sq ft and comprises a central hallway with cloakroom/WC a large through living room with deep inglenook fireplace, a super open plan living dining kitchen with island and appliances with a conservatory, family room and utility room off. Furthermore a useful home office to the front of the house. On the first floor four double bedrooms and three bathrooms, two en-suite, one complete with a dressing room off the primary bedroom.

As mentioned planning permission has been granted for a stunning contemporary largely glass extension across the rear elevation which also provides a large sun deck/balcony over and accessed by an external staircase maximizing views over the gardens and parkland behind. In addition a second storey creating an excellent primary bedroom suite. This would increase the floor area by 1259 sq ft to 3390 sq ft.

LOCATION

The property is situated in the pretty village of Thelwall which is largely protected being a Conservation Area and equi-distant between Lymm and Stockton Heath. There is plenty to enjoy if you're looking for green open spaces, great walks, trails for cyclists and horse riders with two excellent pub restaurants; if it's a quick snack, local shops are nearby. At certain times of day, you can take the single paddle ferry across the Manchester Ship Canal to the Nature Reserve and Woolston Weir or walk to Latchford Locks. There you might see ships going through and the swing bridge in operation. Thelwall has plenty going on for everyone, from Burns Night to Bonfire Night, with Easter Egg Hunts and our annual Rose Queen Festival in June. Thelwall Parish Hall and Chaigeley Field offer great facilities for events such as these. It's the meeting place for societies and groups like The Bridgewater Players, the WI, U3A, Beavers and Guides. Behind the Parish Hall is Baden Lodge where Cub and Scout groups meet. Thelwall Community Infants School and Thelwall Community Junior School are key to our community. The Ferry Link Club and Ferry Holiday Club, based at the Parish Hall, serves families whose childcare needs lie outside school hours. There are also Day Nurseries and Pre-School facilities in the area. Commuting is easy with close links to the M6 and M56 and Manchester Airport.

DIRECTIONS

SAT NAV:- WA4 2WN

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- G

ENERGY PERFORMANCE RATING

EPC RATING:- D

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

Approximate Gross Internal Floor Area = 220.6 sq m / 2375 sq ft

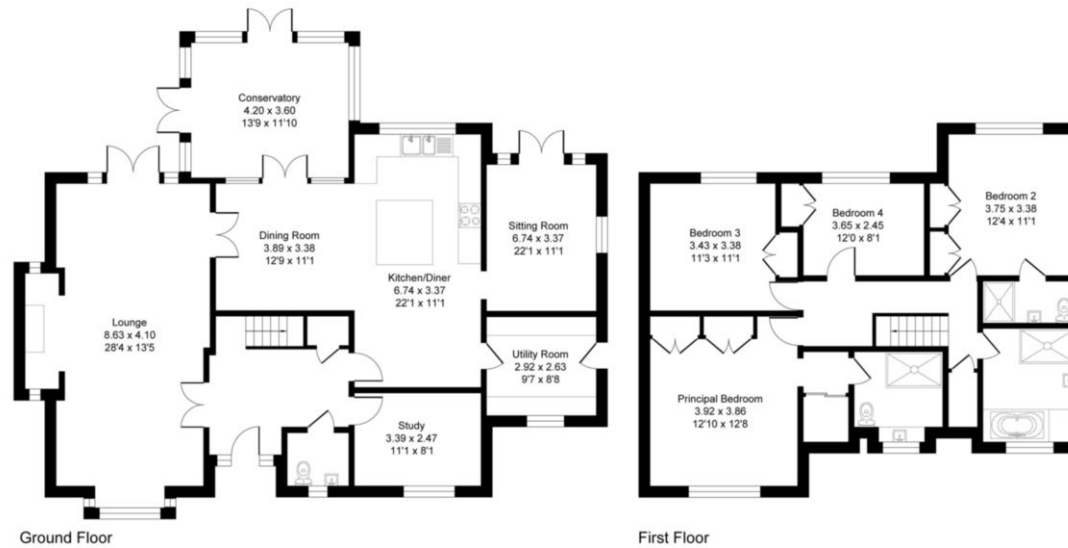


Illustration for identification purposes only, measurements are approximate, not to scale.

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LYMM OFFICE

01925 758345

lymm@gascoignealman.co.uk

6 The Cross, Lymm, Cheshire WA13 0HP

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