



**GASCOIGNE
HALMAN**

18 BROUGHTON CLOSE, GRAPPENHALL HEYS

THE AREAS LEADING ESTATE AGENT



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A stunning executive family home situated on the sought after Broughton Close in Grappenhall Heys. With a fantastic, extended kitchen and five spacious bedrooms over three floors the property also benefits from double garaging and an amazing covered and private outdoor kitchen, dining, lounging and leisure area to the rear.

In brief the accommodation on offer comprises entrance hallway with downstairs WC. Stairs rise to the first and second floors with bespoke wrought iron balustrades and understairs storage. Glazed double doors lead to a bay fronted dining room with fitted media cabinetry and feature gas fire whilst a separate lounge is laid out as a cinema room with ceiling speakers and a further gas fire. An extended and open plan family kitchen is to the rear with bi-folding doors and a large lantern flooding the room with natural light. The kitchen is fitted with a contemporary range of contrasting cabinetry with a full range of Miele integrated appliances, Quooker boiling water tap and a large breakfasting and cooking island with quartz worktops over. An internal hall keeps further everyday appliances tucked away and leads to a large laundry/utility room which has a huge amount of storage and doors to the rear garden and garage. The double garage is currently used as a games/pool room with built in storage and electric roller doors to the front driveway. A pull down ladder leads to a useful loft storage space.





To the first floor a master suite comes complete with fitted wardrobes and a stunning bathroom with two person spa bath, steam shower and television. A further double bedroom is serviced by the family bathroom whilst a third bedroom is equipped as a home office with fitted furniture.

To the second floor there are two double bedrooms and a bathroom.

Externally the property is set behind and kept private by mature trees and hedgerow. A driveway leads to the double garage. To the rear is an easy to maintain and private garden laid with patio and decking. Covered areas include an outside kitchen space with worktops, a vaulted lounging area with log burner and pizza oven and a leisure area with 10 person hot tub.

With a high specification of fixtures and fittings throughout, a viewing is highly recommended to appreciate this superb family home.

LOCATION

Grappenhall Heys is one of the best residential addresses serving this part of Cheshire with the areas leading Primary School and stunning walled gardens. Stockton Heath village is just a short distance away and boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SATNAV: WA4 3DR

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band G



TOTAL: 3162 sq. ft.
 FLOOR 1: 1536 sq. ft. FLOOR 2: 1022 sq. ft. FLOOR 3: 604 sq. ft.
 EXCLUDED AREAS: GARAGE: 325 sq. ft. FIREPLACE: 13 sq. ft.
 FLOOR PLAN CREATED BY CUBICASA API; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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