



THE OLD PADDOCK

Willaston, Cheshire

Rickitt
Partnership

Delightful five bedroom family residence

Modern detached house ♦ Five double bedrooms ♦ Three en-suites & family bathroom ♦ Two reception rooms ♦ Open plan kitchen/dining/family room ♦ High specification throughout ♦ Ample off road parking ♦ Enclosed large paved terrace garden ♦ NO CHAIN ♦ EPC B

A stunning and elegant five double bed roomed detached modern house finished to a high specification on the outskirts of Willaston Village. This delightful residence has two reception rooms and a large open kitchen/dining/family room on to the rear garden. There are three en-suites and a family bathroom upstairs. To the outside, there is ample off road parking to the front with an enclosed landscaped paved garden to the rear.

Entrance Hall

Open oak staircase to first floor. Polished concrete floor with under floor heating.

Cloakroom

Low level WC and hand wash basin with mixer tap. Part tiled walls. Polished concrete floor with under floor heating.

Sitting Room

Double glazed window to front. Wood block floor with under floor heating.

Drawing Room

Feature fireplace with log burner and stone surround with hearth. Wood block floor with under floor heating. Two double glazed windows to front.







Kitchen/Dining/Family Room

A Zest kitchen with a range of base and wall units with ceramic Ceralflo work surface above and inset sink with Quooker mixer tap. Integrated Siemens dish washer and two wine chillers. Floor to near ceiling units with integrated separate fridge and freezer. Gaggenau electric oven and microwave. Central breakfast bar island with ceramic Ceralflo work surface above and range of drawers and cupboards below with Bora four ring induction hob with built in extractor fan. Large double glazed sliding patio door and double glazed window to rear. Polished concrete floor with under floor heating.

Utility Room

Range of base and wall units with ceramic work surface above with sink and mixer tap. Space for washing machine and dryer. Built in cupboard housing gas fired boiler and hot water cylinder.

First Floor Landing

Wood block flooring. Open oak staircase to second floor. Radiator.

Bedroom One

Two double glazed windows to rear. Wood block flooring. Fitted wardrobe area and dressing area with fitted wardrobes and dressing room. Frosted double glazed window to rear. Two radiators and wall mounted heated towel rail.



En-Suite Shower Room

Walk in shower/steam area, low level WC and hand wash basin with mixer tap. Tiled electric under floor heating. Part tiled walls. Frosted double glazed window to rear.

Bedroom Two

Double glazed window to rear. Radiator.



En-Suite Wet Room

Shower area, low level WC and hand wash basin with mixer tap. Part tiled walls. Frosted double glazed to front. Tiled electric under floor heating. Wall mounted heated towel rail.

Bedroom Five

Double glazed window to front. Access to loft. Radiator.

Family Bathroom

Bath with mixer tap and separate hand held shower head, walk in shower area, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Frosted double glazed window to rear. Tiled electric under floor heating. Wall mounted heated towel rail.

Second Floor Landing

Small door to eaves. Skylight. Radiator.

Bedroom Three

Two skylights to side. Small door to eaves. Radiator.

En-Suite Wet Room

Shower area, low level WC and hand wash basin with mixer tap. Part tiled walls. Skylight to side. Wall mounted heated towel rail.

Bedroom Four

Large double glazed window to rear. Two skylights to side. Small door to eaves. Radiator.

Outside

The entrance to the house is via electric operated gate opening onto a large tarmac area offering off road parking for several vehicles. The enclosed large rear garden is paved with trees and stocked borders and a covered sitting/jacuzzi area with barbecue area.

Property Information

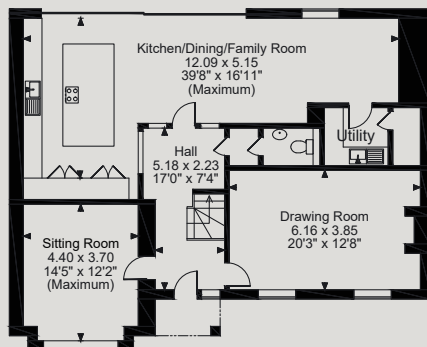
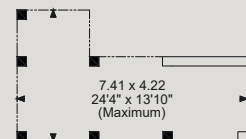
The council tax is band G. We understand the property is freehold, with mains electricity and gas connected. There is a communal private drainage system with an annual charge of £200. Gas fired central heating and hot water.



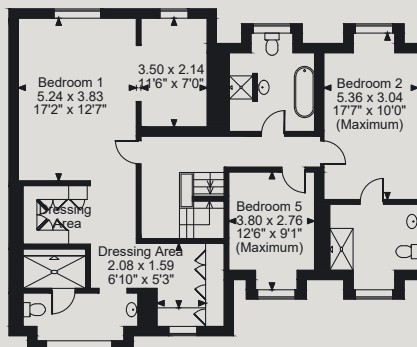


Floorplans

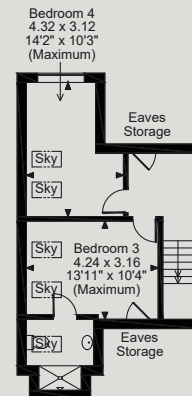
The Old Paddock, Lydiate Lane, Willaston
Approximate Gross Internal Area
2843 Sq Ft/264 Sq M
Outside area external area = 245 Sq Ft/23 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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