



**Plot 6, The Paddocks, Pocket Nook Lane,
Lowton, Warrington**

**Offers in Excess of
£599,950**

Welcome to your dream family home, The Byrom! This stunning 5 bedroom detached property is a brand new build over two floors, offering the perfect space for modern living. The ground floor comprises of a family kitchen and dining hub, perfect for hosting dinner parties and family gatherings, a spacious lounge for relaxation, a study for working from home, a WC for convenience, a utility room and a garage for secure parking. Moving to the first floor, you'll find five spacious bedrooms, two of which benefit from ensembles, providing ample space for a growing family or guests. All the doors are pre-finished oak, adding a touch of luxury to your new home.

- **Brand New Build**
- **Underfloor heating**
- **5 Double Bedrooms**
- **Walk in Wardrobe**
- **Study Area**
- **Private Gated Community**

Gas-fired boiler with pressurised unvented hot water central heating system. Underfloor heating to ground floor with radiators to upper floors and chrome heated towel rails to wet rooms. Quality designer sanitaryware with chrome taps & fittings.

Chrome shower enclosures & fixed-head showers to all wet rooms. Wet rooms to have a choice of wall and floor tiling from the Porcelanosa "bespoke range". Outside tap to rear.

Chrome switches and sockets to ground floor and landings. Chrome ceiling spots to Hallway, Kitchen / Dining / Family, Master bedroom, Dressing room & all wet rooms.

TV and BT points provided.

External lights to all entrance doors. Full digital security system. Shaver sockets to Master En-suite & Bathroom. Doorbell to front door.

Choice of quality kitchen units, worktops and handles. Branded integrated appliances including oven, hob, extractor hood, microwave, dishwasher and fridge freezer.

Feature oak staircases with gallery landings. Pre-finished oak internal doors with quality chrome door furniture.

Grey uPVC windows with square leaded lights. Maintenance-free woodgrain external doors and uPVC fascias & soffits. Solid cedar garage doors. Block paved driveways.

Hard and soft landscaping to front and rear gardens. Full-height timber fencing to all plot boundaries.

Ground Floor

Entrance Hallway

Family / Kitchen/ Dining

33' 3" x 18' 10" (10.13m x 5.74m)

Lounge

11' 10" x 18' 4" (3.60m x 5.58m)

Study

9' 7" x 7' 3" (2.92m x 2.21m)

Utility room

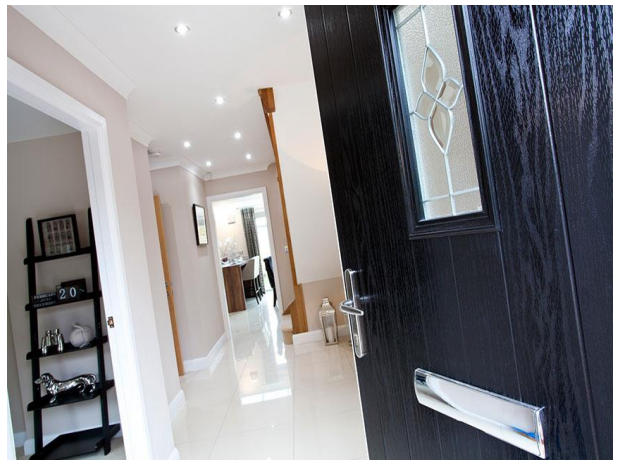
6' 0" x 12' 9" (1.83m x 3.88m)

Pantry

6' 0" x 3' 5" (1.83m x 1.04m)

WC

5' 11" x 3' 7" (1.80m x 1.09m)



Garage

20' 0" x 19' 7" (6.09m x 5.96m)

First Floor

First Floor Landing

Bedroom One

12' 3" x 16' 7" (3.73m x 5.05m)

Walk in Wardrobe

8' 11" x 7' 4" (2.72m x 2.23m)

En-suite

Bedroom Two

13' 5" x 20' 5" (4.09m x 6.22m)

En-suite

8' 11" x 7' 11" (2.72m x 2.41m)

Bedroom Three

16' 6" x 15' 3" (5.03m x 4.64m)

Bedroom Four

13' 2" x 12' 11" (4.01m x 3.93m)

Bedroom Five

13' 6" x 9' 4" (4.11m x 2.84m)

Bathroom

9' 7" x 7' 3" (2.92m x 2.21m)

Tenure

Freehold

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.



The Paddocks | Aerial Site Plan.





Ground Floor



First Floor

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.