



## **Cotswold Avenue, Lowton, WA3 1HW**

**Offers in Excess of  
£699,950**

*Discover your dream home with Stone Cross Estate Agents. This exquisite Four Bedroom Detached Family Home in sought-after Lowton boasts immaculate presentation throughout and is being sold with NO CHAIN. Conveniently situated for local amenities and the A580, it offers seamless access to the National Motorway Network. Step into a welcoming entrance hall, setting the tone for the home's inviting ambiance. The open-plan lounge/dining room, adorned with two sets of French doors, invites natural light to dance through, creating a contemporary haven. The heart of the home lies in its stylish kitchen, featuring an Italian Lofra Range Cooker, an island with a wine cooler, and sliding doors that usher in a bright, airy atmosphere. A second reception room offers ample space for family gatherings, while a utility room and cloakroom add convenience to daily life—all enhanced by underfloor heating throughout the ground floor. Ascend the stairs to discover four double bedrooms, two boasting en-suites with walk-in showers, and a family bathroom completing the upper level. Outside, a paved driveway leads to an integral garage, providing ample parking and storage. The enclosed garden, adorned with lush lawn, patio areas, and delightful composite decking, sets the stage for unforgettable outdoor entertaining. Welcome home to unparalleled luxury and comfort—a true gem in the heart of Lowton. Furniture items can be negotiated please contact agent for details. \*\*Please Contact Us To Arrange A Viewing\*\**

- **Four Double Bedroom Detached**
- **NO CHAIN**
- **Driveway**
- **Two Reception Rooms**
- **Four Bathrooms**
- **Garage**

### **Entrance Hall**

Via Composite door to the front elevation with a double glazed window to the side, tiled flooring, spotlights, underfloor heating, understairs storage with spotlights and stairs to the first floor.

### **Lounge/Diner**

22' 3" x 23' 7" (6.77m x 7.20m) UPVC double glazed bow window to the front elevation, two sets of UPVC double glazed French doors to the rear elevation, four ceiling light points and underfloor heating.

### **Kitchen**

16' 4" x 18' 3" (4.97m x 5.56m) UPVC double glazed window to the rear elevation, two sets of UPVC double glazed sliding doors to the rear and side elevation, island with a wine cooler, a variety of wall, base and drawer units, space for an American fridge/freezer, Italian Lofra Range Cooker, extractor, ceramic sink with a swan neck tap, spotlights, ceiling light point and underfloor heating.

### **Snug**

18' 4" x 8' 10" (5.58m x 2.70m) UPVC double glazed bow window to the front elevation, ceiling light point and underfloor heating.

### **Inner Hall**

Spotlights, tiled flooring, wall mounted radiator and doors leading into the utility room and cloakroom.

### **Utility Room**

5' 7" x 4' 2" (1.69m x 1.28m) Wall units, plumbing for washing machine, spotlights and tiled flooring.

### **Cloakroom**

3' 10" x 5' 1" (1.18m x 1.54m) W/C, vanity sink unit with a mixer tap, spotlights, ceiling light point and tiled flooring.

### **First Floor**

#### **Landing**

UPVC double glazed window to the front elevation, spotlights, ceiling light point and loft access.

#### **Bedroom One**

15' 10" x 23' 10" (4.82m x 7.26m) Two UPVC double glazed windows to the rear and side elevation, two ceiling light points, wall mounted radiator, spotlights and door leading into the en-suite.

#### **En-Suite**

7' 1" x 4' 1" (2.16m x 1.24m) Tiled walls, tiled flooring, W/C, hand towel radiator, ceramic sink unit with mixer tap, spotlights and a walk-in shower with a waterfall showerhead.

#### **Bedroom Two**

18' 6" x 10' 10" (5.65m x 3.30m) Two UPVC double glazed windows to the front and rear elevation, ceiling light point and wall mounted radiator.



**Bedroom Three**

16' 8" x 10' 4" (5.09m x 3.14m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and door leading into the en-suite.

**En-Suite**

7' 7" x 3' 0" (2.30m x 0.91m) Tiled walls, tiled flooring, spotlights, walk-in shower with a waterfall showerhead, ceramic sink unit, W/C and hand towel radiator.

**Bedroom Four**

9' 3" x 12' 6" (2.81m x 3.80m) UPVC double glazed window to the rear elevation, wall mounted radiator and spotlights.

**Bathroom**

5' 6" x 9' 6" (1.68m x 2.9m) UPVC double glazed frosted window to the front elevation, W/C, part tiled walls, hand towel radiator, ceramic sink unit, bath with a swan neck tap and a hand held shower head and spotlights.

**Outside****Front**

Inviting block paved driveway accommodating three cars, seamlessly connecting to an integral garage boasting ample storage. Enjoy a charming laid-to-lawn area adorned with lush bushes and vibrant shrubs.

**Rear Garden**

Private garden oasis featuring composite decking, perfect for relaxation, alongside a paved patio area. Enjoy the tranquility of a lush lawn adorned with beautiful bushes and trees.

**Tenure**

Leasehold

**Council Tax Band**

F

**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.**



## Energy performance certificate (EPC)

3 COTSWOLD AVENUE LOWTON WA3 1HW	Energy rating	Valid until:	10 November 2030
	<b>D</b>	Certificate number:	9370-2951-7090-2300-0161

Property type	Detached house
Total floor area	179 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

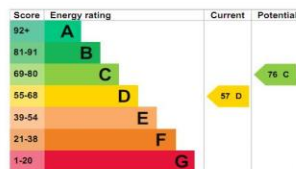
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



**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.