



**GASCOIGNE
HALMAN**

TRINITY GARDENS, FRODSHAM

THE AREAS LEADING ESTATE AGENT



| A SUBSTANTIAL AND IMPRESSIVE FIVE BEDROOM, FOUR BATHROOM DETACHED HOUSE IN A SECLUDED EXCLUSIVE POSITION

TRINITY GARDENS, FRODSHAM

£625,000

Located close to the centre of Frodsham in an exclusive and secluded award winning development, this unique architect designed house of offers spacious accommodation of immense quality and style.

This is an incredibly appealing one off house designed and built by reputable local builders, Charter Homes, in 2005. It is a distinctive and visually charismatic house with Cheshire brick style walls with stone window sills and quoins giving it a classic Georgian look

It is impressive in every sense of the word, the property reflects the best in modern craftsmanship and design. Fine quality natural materials are featured throughout with bespoke internal oak joinery and a stone floor and wall tiling. The beautifully proportioned accommodation is elegant and well planned, arranged over three levels and extending to over 2282 sq ft (212 sq m).

The layout can be adapted to suit individual needs. The ground floor includes a spacious reception hall with a cloakroom/WC and plenty of built in storage. The superb living room has dual aspect windows and connects in an open plan way to the smart, luxury kitchen/breakfast room. This lies at the heart of the house with a formal dining room and utility room leading off. The kitchen has a range of quality oak cabinets with polished granite worktops and high end appliances. There is also a conservatory to the rear with views onto the private, sunny rear garden.



Trinity Gardens, Frodsham

A Unique Architect Designed House

Substantial Accommodation

Extending to Over 2282 Sq Ft - (212 Sq m)

High Quality Accommodation

Arranged Over Three Floors

Five Bedrooms and Four Bathrooms

Large Garage and Ample Parking

Natural Materials Throughout

Bespoke Oak Joinery and Stone Tiling

Secluded Setting

Close to Centre of Frodsham

Private South West Facing Rear Garden

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The first floor offers good sized double bedrooms and three luxury bathrooms. Two of the bathrooms are en-suite with the others sharing a 'jack and jill' configured bathroom. The entire second floor is devoted to the principal bedroom suite. With a luxury boutique hotel feel, this indulgent space includes a bedroom, dressing area, walk in wardrobe, a built in bedroom bar and a luxurious en-suite bathroom with spa jacuzzi bath and travertine wall and floor tiling.

The house has gas fired central heating with a new boiler installed in 2023. Double glazing is fitted throughout. Externally there is a detached brick built garage with electrically operated door plus driveway parking to the side and to the front. The private, South West facing rear garden includes patio area and lawn.

LOCATION

Trinity gardens is an award winning development of houses and apartments built on the site of historic Trinity Church. This unique and select Grade II listed development is a great place to live with a collection of stylish and attractive homes enjoying a good degree of seclusion whilst being within walking distance of the centre of Frodsham. There are a range of shops, bars and restaurants within the town which is also bordered by open countryside. The road, rail and motorway networks allow access to many parts of the North West with Chester, Warrington, Liverpool and Manchester all within daily commuting distance.







TENURE

Freehold

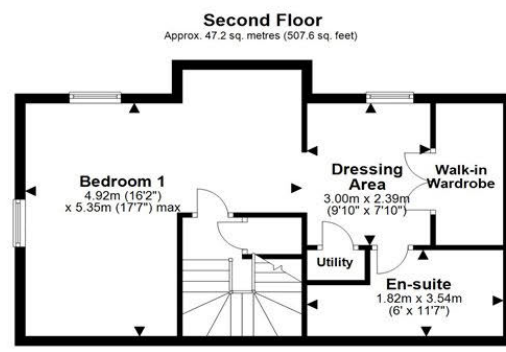
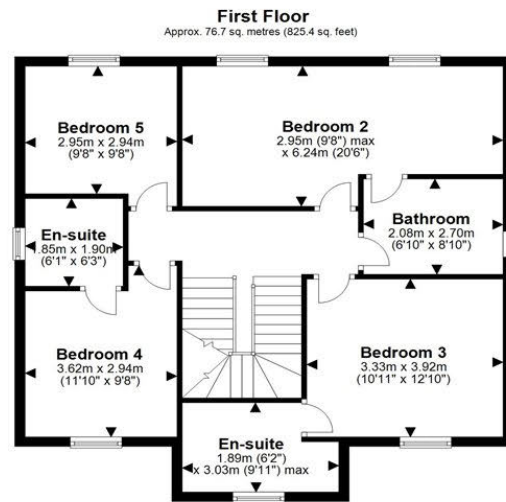
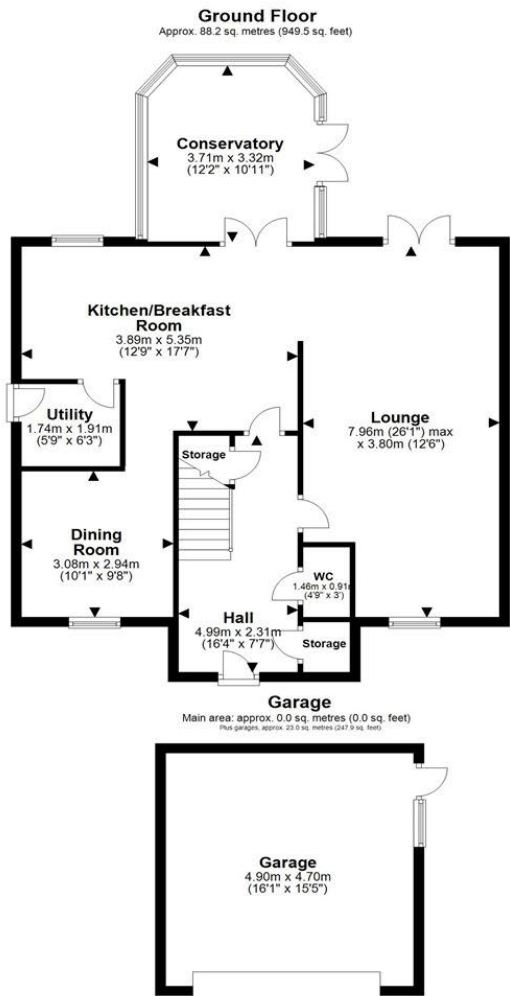
COUNCIL TAX

Band G. Cheshire West & Cheshire.

EPC RATING

Awaited.





Main area: Approx. 212.1 sq. metres (2282.5 sq. feet)
Plus garages: approx. 23.0 sq. metres (247.9 sq. feet)

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