



**GASCOIGNE
HALMAN**

CARRIAGE DRIVE, FRODSHAM

THE AREAS LEADING ESTATE AGENT



CARRIAGE DRIVE, FRODSHAM

£785,000

An appealing, stylish detached house in a most sought after residential setting, with superbly presented, extensively refurbished, spacious accommodation and delightful landscaped gardens.

The property has a modern contemporary look and feel with style and quality throughout. The interior style and layout is well planned and represents the epitome of a modern design for family living. Light tiled floors throughout the ground floor blend with the warm natural oak joinery to give a sense of space and calm. Large double glazed anthracite aluminium windows and roof lanterns allow plenty of natural light to enter the house. The light and bright living spaces knit together to create areas for social gatherings and family living whilst each of the area retains it's own purpose and function.



14 CARRIAGE DRIVE, FRODSHAM

A Striking Modern Contemporary Home

Highly Sought After Residential Area

Extensively Enhanced and Refurbished
in 2017/2018

Light and Bright Interior

Open Plan Ground Floor Living

Luxury Kitchen Fittings

Five Bedrooms and Two Bathrooms

Garage and Additional Storage

Landscaped Rear Garden

Close to Frodsham Hill

CARRIAGE DRIVE, FRODSHAM

The hallway has a boot room and cloakroom off and a bespoke oak and glass staircase leads to the first floor. There is a large lounge with wood burning stove and a study area at the rear.

A dining room leads to the well fitted kitchen that includes an induction hob, extractor hood, built in oven, microwave, dishwasher and fridge. A separate utility room has space for laundry appliances and storage cupboards. The first floor features a large main bedroom with dressing area and luxury en-suite shower room. There are four further double bedrooms and a separate family bathroom. The house was subject to significant capital investment in 2017/18. The works completed included a new roof, K-Rend render system to the exterior walls, new windows, electrical rewire, new plumbing with a new boiler in 2025, kitchen and bathroom fittings, complete internal redecoration plus professional external landscaping works to the entire property.

There is a wide driveway to the front with parking for several vehicles, an EV charging point, garage and additional storage. A stunning garden to the rear includes a large natural stone paved patio, terraced lawn and well stocked flower beds. The uppermost terrace offers exceptional views of Frodsham Hill and has a covered sunken spa, seating area and fire pit.







LOCATION

Carriage Drive is a private road set on the lower slopes of Frodsham Hill with some lovely walks on the doorstep. The property enjoys privacy and seclusion yet the centre of Frodsham is only a few minutes away by car or a brisk 15 minute walk through nearby Castle Park. A good selection of shops and services are available in Frodsham in addition to a variety of bars, cafes and restaurants. There are good schools for children of all age groups nearby including Frodsham Church of England primary school and Helsby High School. The area also lies adjacent to open countryside with walking on Frodsham Hill close by and access to The Sandstone Trail. The road, rail and motorway networks allow access to the regions commercial centres.



TENURE

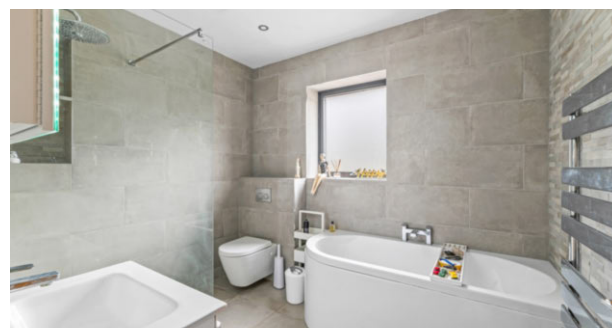
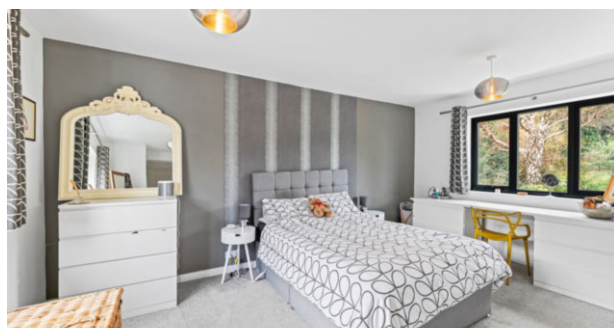
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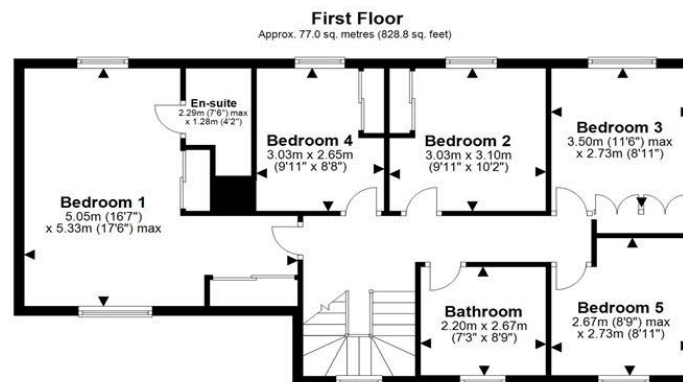
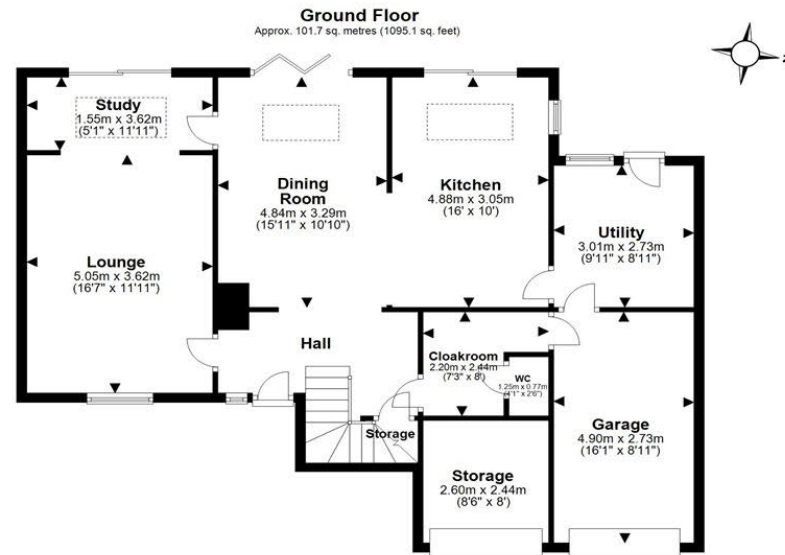
COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Current D.





Total area: approx. 178.7 sq. metres (1923.9 sq. feet)

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