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43 Walsingham Drive
Sandymoor
Runcorn
WA7 1XB
4 Bedroom Detached House

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£425,000

Viewing Advised



43 Walsingham Drive, Sandymoor, Runcorn, Cheshire, WA7 1XB

SUPERB UPDATED KITCHEN - DESIRABLE POSITION - DETACHED TWIN GARAGE Standing along Walsingham Drive, Sandymoor which is arguably one of the areas most desirable positions within this popular and highly regarded part of town. This particular **FOUR** bedroom detached family home stands within an excellent sized plot with a deep frontage providing ample off road parking which leads to a detached twin garage. The current owners have recently updated the kitchen, combining the kitchen and dining room into a dual aspect space which is perfect for modern living and entertaining whilst there is also a generous sized lounge and WC located to the ground floor. Ascending to first floor level, viewers will find four spacious bedrooms the master of which has an ensuite shower room along with a family bathroom. The local area has schooling and amenities just minutes away along with walking routes and easy access to major road networks. Outstanding kerb appeal, flexible living space, and a premium position means this property truly must be viewed to be fully appreciated. EPC:TBC



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 04/07/2025 10:03:53 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Canopied entrance- Front door opens to entrance vestibule, glazed panel door opens to central hallway, wood effect laminate flooring, single panel radiator, one single power point, coved ceiling, built in under stairs storage cupboard.

Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over and vanity storage beneath, single panel radiator, fitted dado rail, PVC double glazed window to front elevation.



Lounge 20' 1" x 10' 11" (6.12m x 3.32m)

PVC double glazed window to front elevation, PVC double glazed sliding patio doors to rear elevation, two double panel radiators, coved ceiling, three double power points, living flame coal effect gas fire standing on decorative hearth and back, double doors opening to dining area.



Kitchen/ Dining Room 20' 1" x 9' 7" extending to 16' 2" approximately (6.12m x 2.92m)

Having a range of recently installed modern fitted base and wall units with single drainer sink with high neck flexible mixer tap over, in set four ring electric hob with filter hood above, two high line electric double ovens, integrated fridge freezer, dishwasher and plumbing and drainage for automatic washing machine, tile effect flooring, tall contemporary style double panel radiator, attractive splash back tiling, five double, one single power points, fitted LED downlighters, PVC double glazed window to front elevation, PVC double glazed French doors to rear elevation.





First Floor Landing

Stairs from hall to first floor landing, access to loft with pull down ladder, coved ceiling, single power point, single panel radiator.

Bedroom One Front 14' 3" x 9' 9" (4.34m x 2.97m)

PVC double glazed window to front elevation, double panel radiator, two double power points, built in fitted wardrobes, coved ceiling.

Ensuite Shower Room

Having low level WC, wash hand basin with mixer tap over and vanity storage beneath, splash back tiling, fitted extractor fan, fully tiled walk in shower enclosure with mixer shower attachment.



Bedroom Two Front 11' 0" x 10' 11 maximum" (3.35m x 3.32m)

PVC double glazed window to front elevation, double panel radiator, coved ceiling, two single power points.

Bedroom Three Rear 13' 10" x 8' 10" (4.21m x 2.69m)

PVC double glazed window to rear elevation, double panel radiator, coved ceiling, two single power points.



Bedroom Four Front 11' 6" x 8' 4" average (3.50m x 2.54m)

PVC double glazed window to front elevation, double panel radiator, built in storage cupboard, coved ceiling, two single power points.

Family Bathroom

Having a white suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, bath with fitted glass shower screen and mixer shower over, chrome effect heated towel rail, fully tiled walls, tiled floor, fitted wall mirror, LED downlighters, fitted extractor fan, PVC double glazed window to rear elevation.



Externally

Property stands in a prominent position along Walsingham Drive, Sandymoor. Being fronted by a deep lawned with extensive block paved driveway providing ample off road parking and leading to a detached twin garage with metal up and over doors, power, light and separate rear access. To the rear, there is a very reasonable sized fully enclosed garden themed for ease of maintenance having covered paved patio and artificial lawn.



Useful information about this property:

- SUPERB PLOT
- DETACHED TWIN GARAGE
- UPDATED KITCHEN
- FREEHOLD TENURE
- POPULAR AREA
- SCHOOLING CLOSE BY
- LOW MAINTENANCE REAR GARDEN
- COUNCIL TAX BAND: E

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