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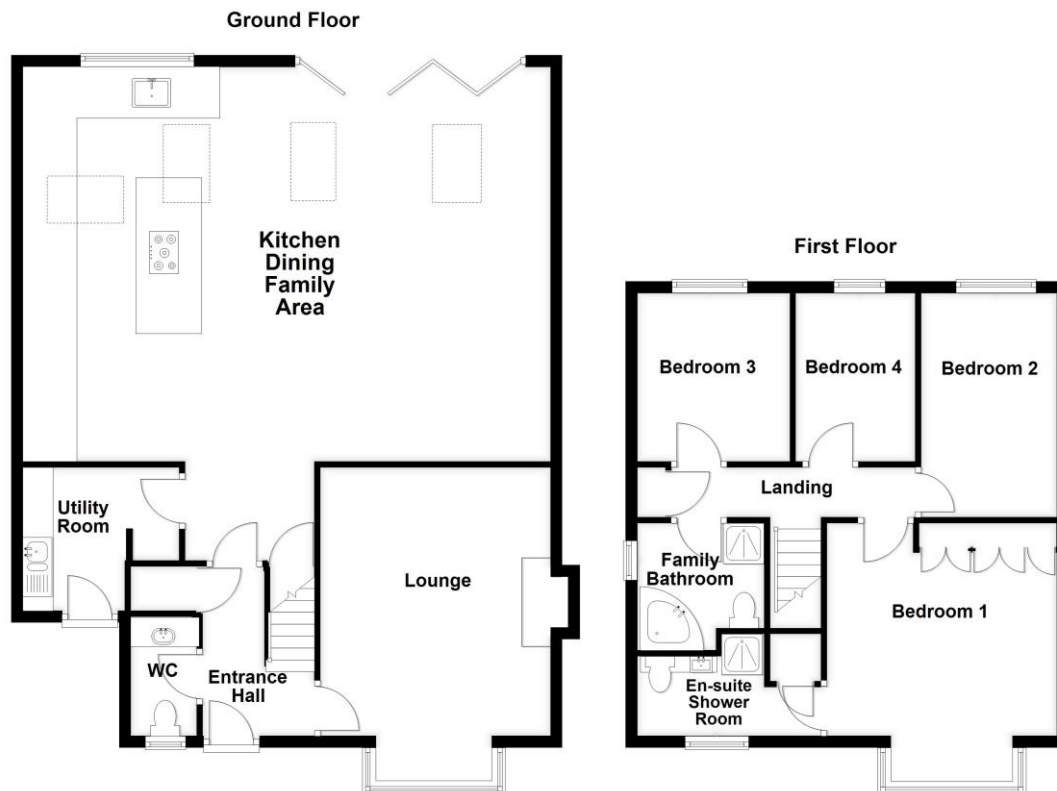
2 Warren Croft
Runcorn
WA7 6RH
Extended 4 Bed Detached House

Offers in Excess of
£425,000

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2 Warren Croft, Norton, Runcorn, Cheshire, WA7 6RH

If you've always dreamed of owning a home that others will envy, this is it. This stunning four bedroom detached family home has been transformed by an impressive wrap around rear extension, creating a spectacular open plan kitchen, dining, and family area. Flooded with natural light from multiple Velux windows and wide bi-folding doors leading to the garden, this space is the heart of the home. The bespoke, high specification kitchen combines contemporary style with functionality, boasting extensive integrated appliances and a large central island featuring a premium Neff induction hob with down draft extractor. All of this is set within striking Quartz Platino Ferrara work surfaces, delivering a true statement finish. Perfect for modern family life and entertaining in style. Situated in the highly sought after Norton area of Runcorn, the property is close to well regarded schools and just a short distance from Runcorn East railway station. Briefly, the layout consists of an entrance hallway with WC, formal lounge with bay window, whilst the large open plan extended kitchen dining family area has a useful utility area off. At first floor level viewers will find four bedrooms, the master of which has a recently updated en suite shower room whilst the family bathroom complete with corner bath and separate shower completes the first floor. Externally, a block paved driveway provides access to the detached garage and ample parking to the front. The enclosed rear garden enjoys a fairly private aspect having a laid lawn and LED mood lighting. Overall an impressive and unique home which genuinely must be seen to appreciate the size and quality of this outstanding recently extended home, opportunity to purchase such properties seldom arise so arrange your viewing today to avoid missing out.



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. 12/08/2025 14:14:17 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- Recently installed composite double glazed front door opens to entrance hallway, single panel radiator, high gloss tiled floor, single power point, coved ceiling, built in storage cupboard.

Ground Floor Cloaks

Low level WC, wash hand basin, feature tiled wall, high gloss tiled floor, PVC double glazed window to front elevation, single panel radiator, coved ceiling.

Lounge 15' 2" x 13' 0" (4.62m x 3.96m)

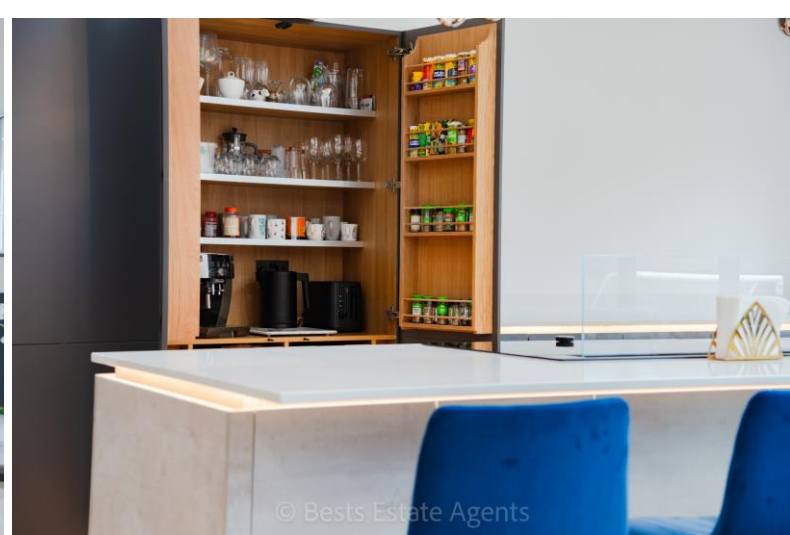
Wood effect laminate flooring, coved ceiling, PVC double glazed bay window to front elevation, double panel radiator, living flame coal effect gas fire standing on feature hearth and surround, three double power points.



Kitchen/ Dining/Family Area 29' 10" x 27' 9 maximum" (9.09m x 5.41m)

An area with multiple zones with bespoke quality fitted kitchen finished with Quartz Platino Ferrara work surfaces, boasting a large central island housing inset 'Neff' induction hob with down draft extractor fan, pop up power bank with wireless charging and ample storage. There is also integrated dishwasher, highline Neff electric oven with hide and slide door, Neff combination microwave/oven, large integrated fridge and freezer, useful built in pantry cupboard with power for everyday appliances, wine chiller, inset one and a half bowl sink with mixer tap over and side drainer, LED mood lighting, four fitted Velux roof lights, fitted mini ceiling down lighters, three contemporary style radiators, four double power points, PVC double glazed window to rear elevation, large bi-folding doors open to rear garden, Herringbone laid LVT flooring, built in storage cupboard.







Utility Room

Having fitted base units with single drainer sink with high neck mixer tap over, plumbing and drainage for automatic washing machine and space for a tumble dryer, PVC double glazed window to front elevation, fitted extractor fan, two double power points, Herringbone laid LVT flooring.

First Floor Landing

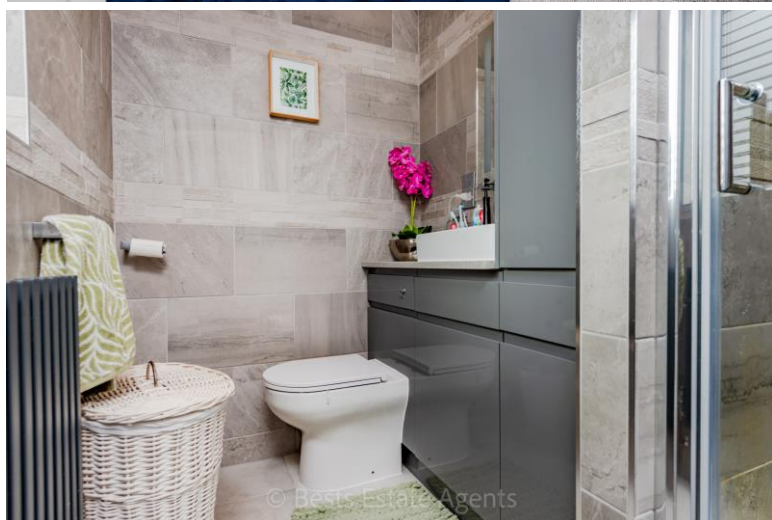
One single power point, access to loft which has pull down ladder and is partially boarded, built in storage cupboard housing a recently installed combination gas central heating boiler.

Bedroom One Front 13' 2" x 11' 10" (4.01m x 3.60m)

PVC double glazed bay window to front elevation, double panel radiator, built in wardrobes, three double power points.

Ensuite Shower Room

A recently updated room having a quality modern finish with fully tiled walls and tiled floor, low level WC, wash hand basin with mixer tap over, vanity storage, LED wall mirror, fitted shaver point, contemporary style radiator, fully tiled walk in shower enclosure with mixer shower attachment, waterfall style shower head and additional shower wand, fitted mini ceiling down lighters and extractor fan, useful built in storage cupboard, PVC double glazed window to front elevation.



Bedroom Two Rear 12' 9" x 7' 10" (3.88m x 2.39m)

Single panel radiator, PVC double glazed window to rear elevation, two double power points.

Bedroom Three Rear 9' 6" x 8' 8"
(2.89m x 2.64m)

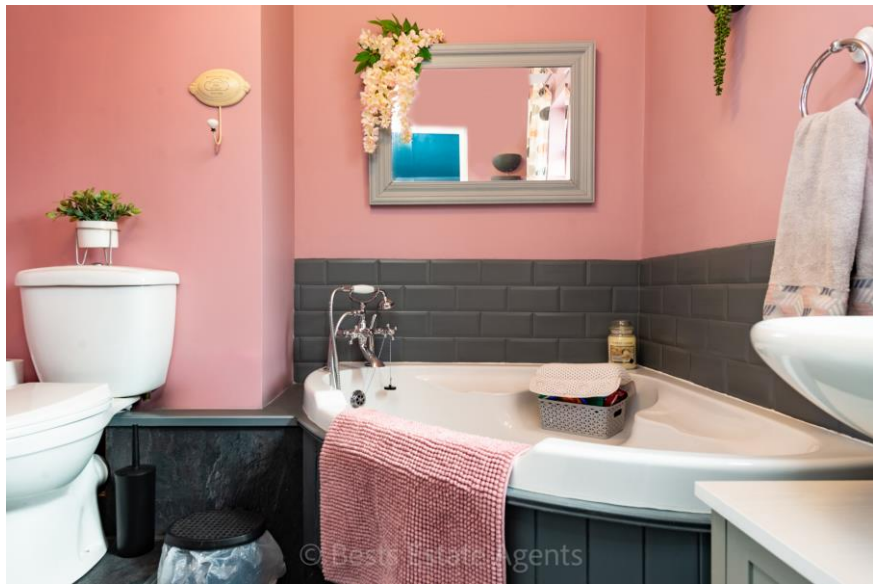
PVC double glazed window to rear elevation, single panel radiator, one double power point.

Bedroom Four Rear 9' 6" x 6' 10"
(2.89m x 2.08m)

Single panel radiator, PVC double glazed window to rear elevation, two double power points.

Family Bathroom

Having a white suite comprising low level WC, pedestal wash hand basin with mixer tap over, oversized corner bath with telephone style mixer tap attachment, walk in shower enclosure with mixer shower, tile effect flooring, single panel radiator, PVC double glazed window to side elevation, fitted extractor fan.



Externally

Property stands in a prime position being fronted by an extensive block paved driveway providing ample off road parking and leading to a detached single garage with metal up and over door, power and light. Whilst, to the rear there is a fully enclosed reasonable sized lawn garden which enjoys views towards Norton water tower and is not directly overlooked.



Useful information about this property:

- BEAUTIFUL EXTENDED HOME
- STUNNING LARGE KITCHEN DINING FAMILY AREA
- BESPOKE KITCHEN
- NORTON LOCATION
- AMPLE OFF ROAD PARKING
- UPDATE EN SUITE SHOWER ROOM
- FREEHOLD TENURE
- COUNCIL TAX BAND: E

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