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1 Comberton Close
Runcorn
WA7 1WB
4 Bed Detached House

£375,000

Viewing Advised

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1 Comberton Close, Sandymoor, Runcorn, Cheshire, WA7 1WB

Occupying a prominent corner position on Comberton Close, this attractive four bedroom detached home was built in 2021 and finished with a number of desirable upgrades, creating a property that blends practical family living with a touch of quality rarely found in standard new builds. Designed to be light and airy throughout, the home enjoys pleasant outlooks across open green space from the main living areas. Sandymoor itself is a highly sought after location on the edge of Runcorn, offering excellent schooling and everyday amenities nearby, along with easy access to major road networks for commuters. On entering, there is a spacious central hallway complete with a useful WC, to one side sits a full width lounge with bay window, whilst to the other a superb open plan kitchen/dining area, with adjoining utility room, provides a fantastic social hub designed for entertaining. Upstairs there are four well proportioned bedrooms, including a master with en suite shower room. The family bathroom is also well appointed, benefitting from both a bath and separate shower. The rear garden has been thoughtfully landscaped for low-maintenance living, featuring pet friendly artificial grass and a raised composite decked patio. Overall, this is an appealing, move in ready home in a convenient and well regarded area – an excellent choice for families or buyers seeking modern, hassle free living. EPC: B (73)



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. 17/09/2025 17:47:49 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- Composite double glazed front door opens to central hallway with all main rooms off, tiled floor, useful built in under stairs storage cupboard, one double power point.

Ground Floor Cloaks

Low level WC, wash hand basin with mixer tap over, half tiling to walls, tiled floor, chrome effect heated towel rail, fitted extractor fan.



Lounge 20' 2" x 13' 10 into bay window" (6.14m x 4.21m)

PVC double glazed bay window to side elevation, PVC double glazed window to front elevation, fitted plantation style shutters, double panel radiator, five double power points.



Kitchen/ Dining Room 20' 1" x 10' 7 maximum" (6.12m x 3.22m)

Kitchen area has a range of fitted High gloss fitted base and wall units comprising one and a half bowl single drainer sink with flexible mixer tap over, inset four burner gas hob with filter hood above, high line electric double oven, integrated fridge freezer, integrated dish washer, three double power points, fitted mini ceiling down lighters, tiled floor, PVC double glazed window with plantation style shutters to side elevation.

Utility Room

Having plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central heating boiler, tiled floor, one double power point, single panel radiator.

**Dining Area**

Having tiled floor, double panel radiator, two double power points, fitted mini ceiling down lighters, PVC double glazed window with plantation style shutters to front elevation, PVC double glazed French doors with plantation style shutters to side elevation.

First Floor Landing

Stairs from hall to first floor landing, access to loft, one double power point, useful built in storage cupboard.

Bedroom One 11' 8" x 10' 9" (3.55m x 3.27m)

PVC double glazed window to side elevation with plantation style shutters with blackout blinds, single panel radiator, four double power points, quality fitted wardrobe with sliding fronts.

Ensuite Shower Room

Low level WC, wash hand basin with mixer tap over and vanity storage beneath, oversized fully tiled walk in shower enclosure with mixer shower, waterfall style shower head and additional shower wand, half tiling to walls, large heated towel rail, fitted mini ceiling down lighters and extractor fan, tiled floor, PVC double glazed window to rear elevation with plantation style shutters.



Bedroom Two 10' 11" x 10' 9" (3.32m x 3.27m)

PVC double glazed window to side elevation with plantation style shutters and blackout blinds, single panel radiator, quality built in fitted wardrobe with sliding fronts, two double power points, single panel radiator.



Bedroom Three 11' 0" x 9' 2 maximum' (3.35m x 2.79m)

Two PVC double glazed windows with plantation style shutters and blackout blinds, single panel radiator, two double power points.



Bedroom Four 9' 1" x 8' 5" (2.77m x 2.56m)

PVC double glazed window to front elevation with plantation style shutters and blackout blinds, single panel radiator, two double power points.

Family Bathroom

Having a four piece suite comprising low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath with mixer tap over with shower attachment, oversized fully tiled walk in shower enclosure with mixer shower, attractive splash back tiling, tiled floor, fitted shaver point, illuminated wall mirror, large heated towel rail, fitted mini ceiling down lighters and extractor fan, PVC double glazed window to front elevation with plantation shutters.



Externally

Property occupies a prominent corner position with a tarmac driveway providing off road parking and leading to a detached garage with metal up and over door power and light. Whilst to the rear there is a fully enclosed recently landscaped garden themed for ease of maintenance having pet friendly artificial grass and good sized composite decked area.





Useful information about this property:

- Freehold tenure
- Built in 2021 with NHBC warranty remaining
- Four well-proportioned bedrooms
- Master bedroom with en-suite shower room
- Spacious lounge with bay window
- Open-plan kitchen/dining area with utility room
- Family bathroom with bath and separate shower
- Council tax band: C

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