

bp5646



Marden
Holbeck
Norton, Runcorn
WA7 6SQ
5 Bedroom Detached House

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk
www.bests.co.uk

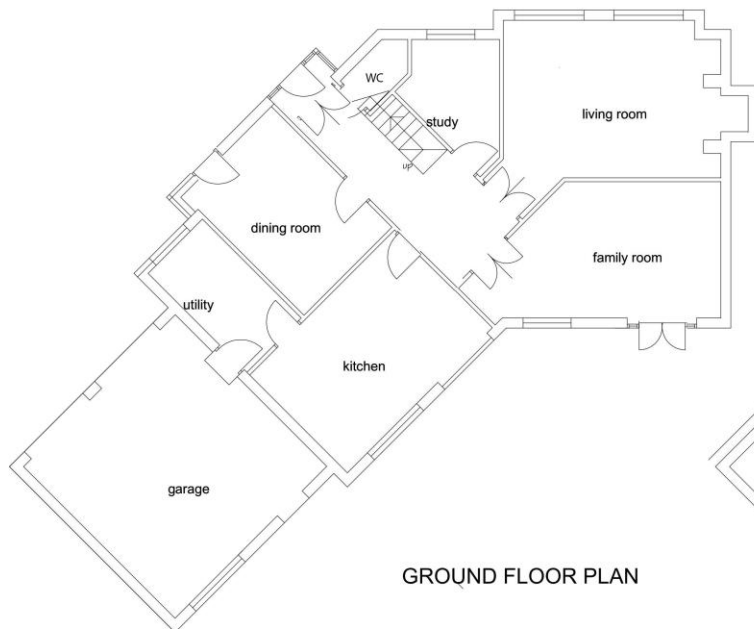
£600,000

Viewing Advised

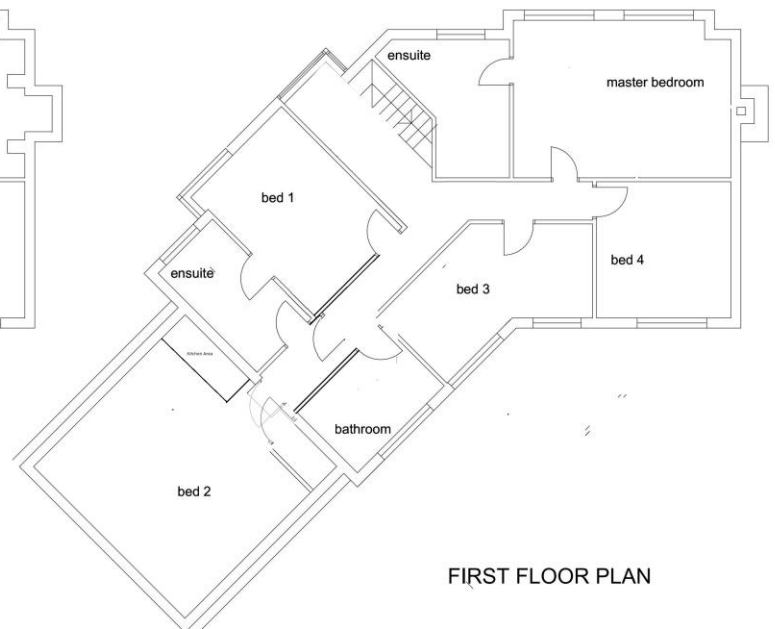


Marden, 1a Holbeck, Norton, Runcorn, Cheshire, WA7 6SQ

'Marden' is an impressive and individually designed family home, built to specification by its current owners to create a truly unique property perfectly suited to larger families or those looking to merge generations. Tucked away within Holbeck, a quiet and desirable cul de sac in the sought after Norton Cross area of Runcorn, the home enjoys uninterrupted views towards Norton Water Tower, views that have been thoughtfully maximised through the property's design and layout. Upon entering, a large and welcoming hallway greets visitors, providing access to all main rooms including a generously sized lounge with feature brick fireplace and log burning stove, a family room, dining room, study, ground floor WC, and a spacious kitchen breakfast room with utility off. Ascending to the first floor, a substantial landing leads to a family bathroom and five well proportioned bedrooms. The master features an en suite shower room, while one bedroom offers a semi self contained setup with a small kitchenette area and en-suite — ideal for dependent relatives or multi generational living. Externally, a block-paved driveway provides off road parking and leads to an attached double garage with twin doors. To the rear, the fully enclosed garden enjoys multiple areas including a patio and lawn, offering a great space for both relaxation and entertaining. If you're seeking a home that combines individuality, flexibility, and exceptional space, 'Marden' is a property that must be viewed to be truly appreciated.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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. 25/10/2025 15:24:37 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Vestibule

PVC double glazed entrance door opens to entrance vestibule with real wood parquet flooring, one double power point, glazed double doors open to a large and welcoming hallway.

Large Entrance Hallway

Having real wood parquet flooring, fitted mini ceiling down lighters, two double power points.

Ground Floor Cloaks

Having low level WC, wash hand basin, fitted extractor fan, half tiling to walls, tiled floor.

Study 12' 1 average" x 8' 6 maximum" (3.68m x 2.59m)

PVC double glazed window to front elevation, full fitted furniture, six double power points, coved ceiling.



Family Room 22' 2 maximum" x 11' 9" (6.75m x 3.58m)

PVC double glazed window and French doors to rear elevation, real wood parquet flooring, coved ceiling, four double power points.



Lounge 18' 4" x 13' 6" (5.58m x 4.11m)

Two PVC double glazed windows to front elevation, coved ceiling, four double power points, real wood parquet flooring, large brick fireplace with multi fuel stove and inset lighting, fitted wall lights.

Dining Room 14' 5" x 10' 5" (4.39m x 3.17m)

PVC double glazed window and entrance door to front elevation, four double power points, coved ceiling, serving hatch.



Kitchen 17' 4" x 11' 9" (5.28m x 3.58m)

Having a range of fitted base and wall units comprising one and a half bowl single drainer sink with mixer tap over, space for oversized range gas cooker with fitted filter hood above, fitted mini ceiling down lighters, tiled floor, PVC double glazed window and French doors to rear elevation, twelve double and one single power points, under counter lighting.

Utility Room 11' 9" x 6' 6" (3.58m x 1.98m)

Having fitted base and wall units with single drainer sink with mixer tap over, plumbing and drainage for automatic washing machine and dishwasher, tiled floor, coved ceiling, fitted mini ceiling down lighters, PVC double glazed window to front elevation, serving hatch into dining room, four double power points, integral door into garage.



First Floor Landing

Stairs from entrance hall to first floor landing, PVC double glazed window to front elevation, coved ceiling, three double power points, access to loft with pull down ladder which is partially boarded.

Master Bedroom 18' 5" x 12' 10" (5.61m x 3.91m)

Having extensive fitted bedroom furniture, two PVC double glazed windows to front elevation and one to side elevation, real wood flooring, four double power points, coved ceiling.



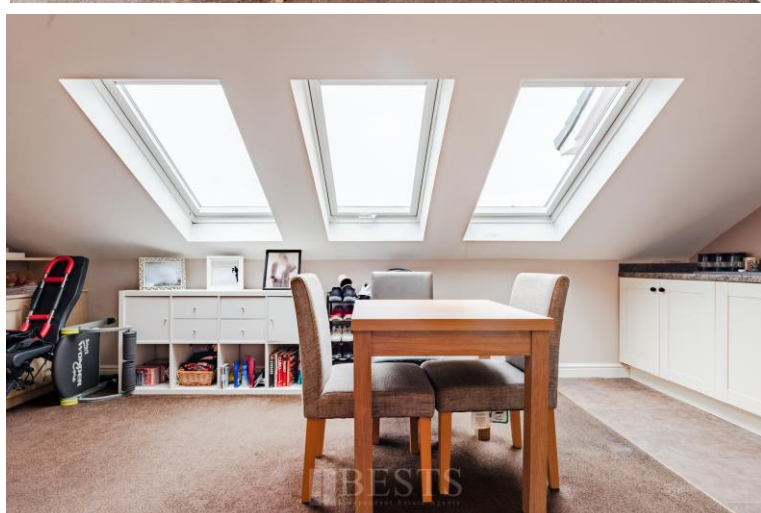


En-suite Shower Room 10' 11 maximum" x 8' 3 average" (3.32m x 2.51m)

PVC double glazed window to front elevation, half tiling to walls, oversized fully tiled walk in shower enclosure with mixer shower, fitted extractor fan, coved ceiling, tiled floor, low level WC, bidet, wash hand basin with mixer tap over and vanity storage beneath, fitted shaver point.

Bedroom Two 18' 3" x 18' 1" (5.56m x 5.51m)

Three fitted Velux roof lights, fitted kitchenette with single drainer sink with mixer tap over, fitted bedroom furniture, eight double power points, built in storage cupboard.



Ensuite Wet Room(Jack and Gill to Bedroom One) 9' 6" x 6' 4" (2.89m x 1.93m)

A fully tiled room with tiled floor having low level WC, bidet, oversized wash hand basin with mixer tap over and vanity storage beneath, corner shower enclosure with mixer shower, fitted extractor fan.

Bedroom One 12' 3" x 10' 6" (3.73m x 3.20m)

PVC double glazed window to front elevation, coved ceiling, Jack and Jill access to wet room, fitted ceiling fan, four double power points.



Bedroom Three 17' 6" x 10' 6" (5.33m x 3.20m)

Two PVC double glazed windows to rear elevation, coved ceiling, four double power points.



Bedroom Four 12' 5" x 11' 4" (3.78m x 3.45m)

PVC double glazed window to rear elevation, coved ceiling, four double power points, TV aerial point, real wood flooring.

Family Bathroom

Having a five piece suite comprising low level WC, bidet, pedestal wash hand basin with mixer tap over, panel bath with mixer tap, corner fully tiled walk in shower enclosure with mixer shower, fitted extractor fan, coved ceiling, half tiling to walls, tiled floor, PVC double glazed window to rear elevation.





Externally

The property stands within a highly sought after cul de sac within the Norton Cross area of Runcorn with open views towards Norton Water Tower. A laid lawn and block paved driveway front the property whilst, to the rear viewers will find a very reasonable sized enclosed garden with multiple zones including paved patio areas and lawn. There is also a raised fish pound.

Garage 18' 2" x 18' 3" (5.53m x 5.56m)

Having two doors to front elevation, window and entrance door to rear elevation, wall mounted combination gas central heating boiler, mains pressure hot water tank, power and light.

Extra Information

The property has underfloor heating throughout both ground and first floors and also has a main pressure hot water system installed. The current owner also submitted plans to extend the property to create a larger kitchen and a dormer to the front of the property which were passed in 2015 and can be found on Halton Planning Portal using ref:15/00022/FUL





Useful information about this property:

- Self Build Home
- Views Towards Norton Water Tower
- Five Impressive Size Bedrooms
- Perfect For Merging Generations
- Freehold Tenure
- Under Floor Heating Throughout
- Truly Unique Family Home
- Council Tax Band: F

MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.