



17 Delphfields Road, Appleton

£1,095,000

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Porter

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## 17 Delphfields Road, Appleton

Slightly elevated and located on one of Appleton's most prestigious roads, this architecturally distinctive residence seamlessly blends into its lush, leafy surroundings. Originally constructed in the 1950s, this home embodies a timeless and contemporary aesthetic. A generous amount of glass, enhanced by vaulted ceilings bathes the interiors in natural light, creating versatile living spaces that are both inviting and inspirational.

With Stockton Heath's vibrant village centre and excellent schools within walking distance and great transport links to Manchester Airport, Manchester City Centre, Liverpool City Centre, Warrington, Altrincham and Knutsford, all within a 30-minute drive, this is a rare opportunity to secure a captivating home that conjures up all the ingredients for a fantastic lifestyle.

- Attractive Arts & Crafts style detached family home.
- Five double bedrooms & four bath/shower rooms.
- Large open plan kitchen reception space with a vaulted ceiling extension.
- Two generous formal reception rooms.
- Stunning galleried entrance hall.
- Private south facing garden.
- Integral double garage.
- Wide block paved driveway providing excellent off road parking.
- Superb location close to good schools and leisure facilities.
- Walking distance from bustling Stockton Heath.





The heart of this home, the living/dining/kitchen, effortlessly connects to a very private south facing rear garden, providing the perfect focal point for everyday life and entertaining. The kitchen comprises wooden units with granite worktops and has a comprehensive range of integrated appliances.

A separate utility room leads to the one- and-a-half integral garage, accessible from the driveway through an electric door.

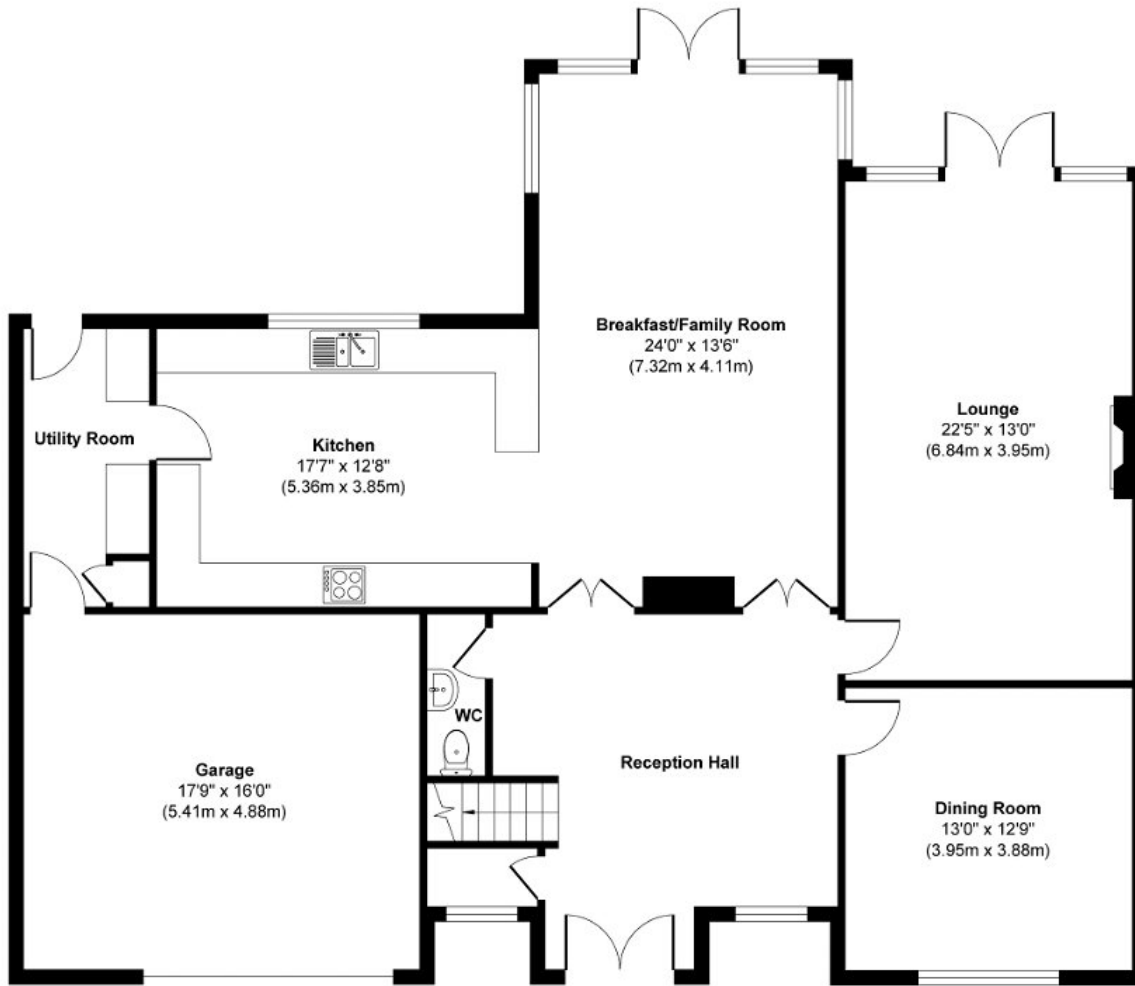




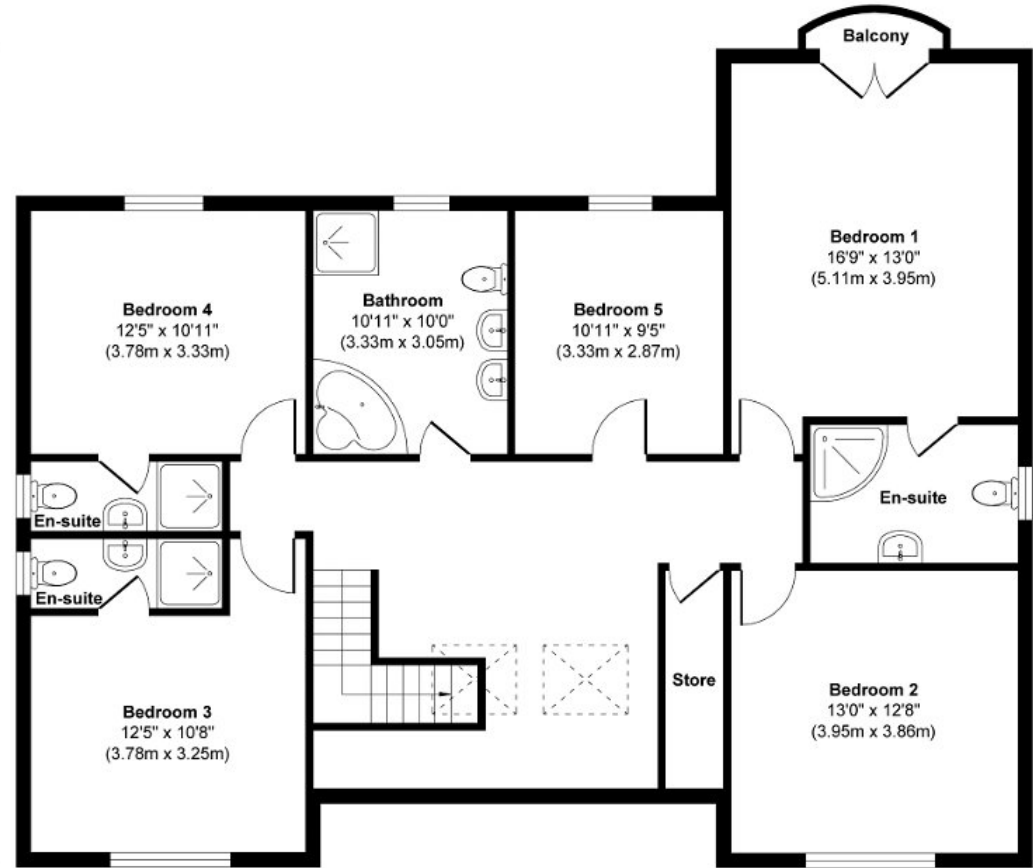
The centrepiece of this residence is its stunning entrance hall, adorned with a vaulted ceiling and galleried landing. From here, you can access a generously sized lounge, another versatile reception room (which would work equally well as a formal dining room, study or a cosy snug), as well as a handy downstairs cloakroom.

There is an abundance of storage throughout the house, with two integral cupboards in the entrance hall and another on the landing. Five spacious double bedrooms, three of which feature ensuite bathrooms, offer the perfect place for a peaceful slumber. The master bedroom offers a unique surprise, with French doors leading onto a balcony overlooking the garden. Completing the first floor is a spacious family bathroom, featuring a corner bath, a separate shower and double sinks.





**Ground Floor**  
 Approximate Floor Area  
 1356 sq. ft  
 (125.98 sq. m)



**First Floor**  
 Approximate Floor Area  
 1319 sq. ft  
 (122.54 sq. m)

**Approx. Gross Internal Floor Area 2675 sq. ft / 248.52 sq. m**

Produced by Elements Property