



11 Saxon Close Appleton, Warrington, WA4 5SD

EXECUTIVE WELL BALANCED FAMILY HOME, HIGHLY SOUGHT AFTER LOCATION, FANTASTIC POSITION WITH FAR REACHING VIEWS, BEAUTIFUL DUAL ASPECT LIVING ROOM, SPACIOUS STUDY, MAIN BEDROOM WITH DRESSING AREA & EN-SUITE, THREE FURTHER BEDROOMS, TWO WITH EN-SUITE, FOUR PIECE FAMILY BATHROOM, DRIVEWAY PARKING & DOUBLE DETACHED GARAGE, GARDENS FRONT & REAR.

Boasting one of the best positions on 'The Hamptons' Saxon Close will appeal to those buyers who want a modern property with flexible living space on a 'High Profile' estate. The current owners have altered and upgraded this home over the years adding many unique features along with Sonos throughout and state of the art security. Stockton Heath is within a mile which adds to the appeal as it has everything you would need along with a cosmopolitan feel. Motorway Networks are just a stones throw away for those needing to commute. The accommodation comprises Stunning Entrance Hallway, Beautiful Dual Aspect Living Room with Bi-Folds, Open plan Kitchen/Dining Family Room, Study, Utility, Downstairs WC, Main Bedroom with Dressing Area & En-Suite, Three Further Double Bedrooms, Bedroom Five and Family Bathroom. Externally it doesn't disappoint either with good size driveway, detached double garage, lawned gardens, the rear being south facing, patio area for entertaining looking out as far as the eye can see over Cheshire. Viewing highly recommended!

£1,200,000

11 Saxon Close

Appleton, Warrington, WA4 5SD



- EXECUTIVE WELL BALANCED FAMILY HOME
- BEAUTIFUL DUAL ASPECT LIVING ROOM
- THREE FURTHER BEDROOMS, TWO WITH EN-SUITE
- GARDENS FRONT & REAR
- HIGHLY SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN/DINING FAMILY ROOM
- FOUR PIECE FAMILY BATHROOM
- FANTASTIC POSITION WITH FAR REACHING VIEWS
- MAIN BEDROOM WITH DRESSING AREA & EN-SUITE
- DRIVEWAY PARKING & DOUBLE DETACHED GARAGE

ENTRANCE HALLWAY

LOUNGE

OPEN PLAN KITCHEN/DINING
FAMILY ROOM

UTILITY

DOWNSTAIRS WC

OFFICE

LANDING

MAIN BEDROOM

DRESSING AREA

ENSUITE BATHROOM

BEDROOM TWO

ENSUITE SHOWER ROOM

BEDROOM THREE

ENSUITE SHOWER ROOM

BEDROOM FOUR

BEDROOM FIVE

FAMILY BATHROOM

OUTSIDE

GARDEN

GARAGE

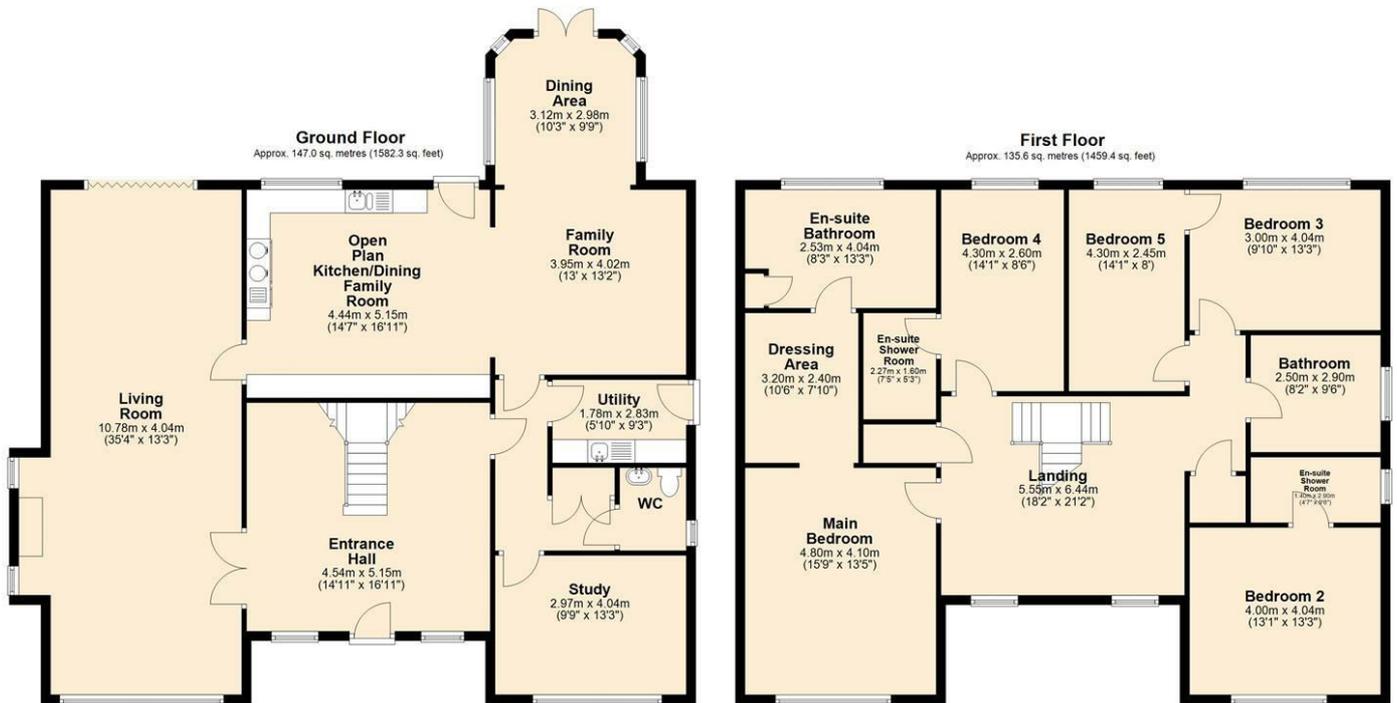


Directions

Heading out of Stockton Heath towards Appleton turn right onto Quarry Lane. Follow the road around to the right and take the second left onto Field Lane. Carry on straight ahead and at the first round about take the right turn onto Saxon Close. The property can be found at the head of the cul-de-sac.



Floor Plan



Total area: approx. 282.6 sq. metres (3041.7 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |