



Broughton Lane, Wistatston, CW2

Guide Price £370,000



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Vetta Properties are delighted to present this Fabulous Extended 3 Bedroom Semi-Detached House on a Sought-after- Lane in Wistaston, oozes style, space and rarity all in one.. Not only is this house on the best lane in Wistaston it sits on an amazing Garden plot with **Independent living Scandinavian Log Cabin at the bottom of the garden!**. The Main House has been the most amazing Family Kitchen/Diner and 2 Further reception rooms, the first floor has a magnificent Master with En-Suite, Dressing room with Balcony which can only be appreciated upon viewing, these are just a few of the many features of this home.

This house is a rare find and properties such as this one are not frequently sold. Be first book your viewing today





Entrance Door with feature Stained glass inset to:

Entrance Hall: Half panelled walls, Period panelled stripped doors, coving to ceiling, under stair cupboard used as Cloaks area and houses the consumer unit. Access from here to both Reception Rooms & Family Kitchen/ Dinner.

Front Reception

3.78m x 3.4m (12'4" x 11'1")max

Lovely front room with period features, picture & dado rail, plus ceiling Art Deco. This room has deep bay window having been inset with wood-grain effect double glazing with Plantation Shutters. To each side of the chimney breast there is pine dresser & book-case respectively.

Rear Sitting Room

6.53m x 3.41m (21'5" x 11'2")max

This extended rear Lounge looks onto the the stunning rear garden and this room features log fire with slate hearth and characteristic beam. Coving to ceiling with the added period dado and picture rail. Wood -grain French style double glazed doors leading onto the glorious gardens. Two vertical radiators completes this room





Family Kitchen/Dining Room

6.84m x 5.4m (22'5" x 17'8")max

The current vendors have opened up with family space where quality meets, clean lines with practical living allowing much time to be spent in this room. Beautifully designed Kitchen with an excellent range of base, wall units with cornice finish, furthermore within the base unit there are wicker veg/bread baskets and twin wine racks to either side. Flavel range electric cook with extractor & American style Fridge Freezer is also included, as is the integrated dishwasher.

Centre island with inset deep sink & dual spout pull out tap, complimentary composite granite work top extended bar stool area.

This room is bright and airy with the French Style wood-grain effect double glazed patio doors leading to the rear garden and same quality window to front elevation which are fitted with Plantation Shutters showcases this room with opulence. Practically there are ceiling spot lights, vertical radiator to kitchen area and additional traditional radiator under the window in the Dining area and flooring has slate tiled flooring of mid grey in colour



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basin and low level W.C with flooring followed through from the kitchen

Master Bedroom 1

4.66m x 3.32m (15'3" x 10'10")

French Style wood-grain double glazed doors lover looking the amazing rear garden. Single storage fitted cupboard, radiator. Open Access to:

Ensuite

3.33m x 2.37m (10'11" x 7'9")

Magnificent space with free standing claw bath, Walk in shower enclosure with ceiling power shower, complimentary tiling floor to ceiling.

Vanity unit & cupboard beneath with marble top & inset sink & black tap to finish this contemporary style. Low level W.C & chrome ladder style radiator & this room also benefits from under floor heating, ceiling spot lights with flexible dimmer switch facility. There are two opaque wood-grain double glazed windows to front elevation plus extractor fan.

Dressing Room

2.22m x 2.29m (7'3" x 7'6")including w/ depth

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Sun Terrace Balcony

4.84m x 2.58m (15'10" x 8'5")

Sun Terrace Balcony overlooking the vast gardens and beyond all you can hear is birds, as one sits to drink their morning coffee, simply delightful!

The balcony has been laid with artificial lawn and to the front boarded by Glass and Chrome post to provide clear view of the amazing garden. Out here is also a power-point and wall light.

Bedroom 2

3.73m x 3m (12'2" x 9'10")inc w/depth

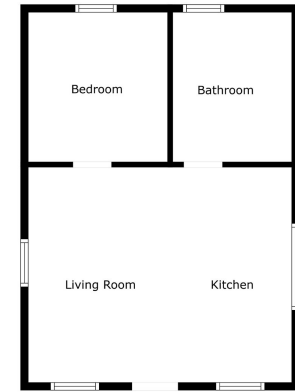
Double glazed window as the rest of the house overlooking the rear garden. Built in double wardrobes with cupboards above and inset space for bed below. Radiator

Bedroom 3

3.81m x 3.4

Double glazed window as the rest of the house with no radiators as per the ground floor





Measurements Are Calculated By Cubicase Technology. Deemed Highly Reliable But Not Guaranteed.

Family Bathroom

2.34m x 1.77m (7'8" x 5'9")

White suite comprising Bath with shower screen with power shower flow from Central Heating System. Wash hand basin & Closed coupled W.c . There is also a useful storage cupboard with shelving. Fully tiled room, with coving to ceiling, inset spot-lights. Opaque double glazed window to front elevation and radiator completes this room.

Scandinavian Log Cabin House

Rare find to have this facility available where one can have independent living whilst closed to those who care...

This Log Cabin has been registered under the Main House, and there would be no separate Council Tax to pay, provided is a family member who is aged over 65 years of age. The Electric and Water are run from the Main House and the Gas is LPG

Bedroom 1

2.66m x 2.2m (8'8" x 7'2")

Opaque double glazed window to rear elevation, storage cupboards above

Bathroom

2.14m x 1.69m (7'0" x 5'6")

Panelled bath, with shower over and glass screen, Wash Hand basin & Low Level W.c. Part tiled walled and laminated flooring. Ladder style radiator, spot lights to ceiling and wall mounted Baxi Boiler which is fueled using LPG.

Outside

As you step outside " Wynric Lodge" you will be met with a large Decking area where peace and tranquility can be enjoyed. From here one can step down of the lower part of the garden and find an array of mature shrubs and trees, garden shed and the pleasant sound the the "Wistaston Brook" streaming down river, as well as the many birds this part of the garden attracts

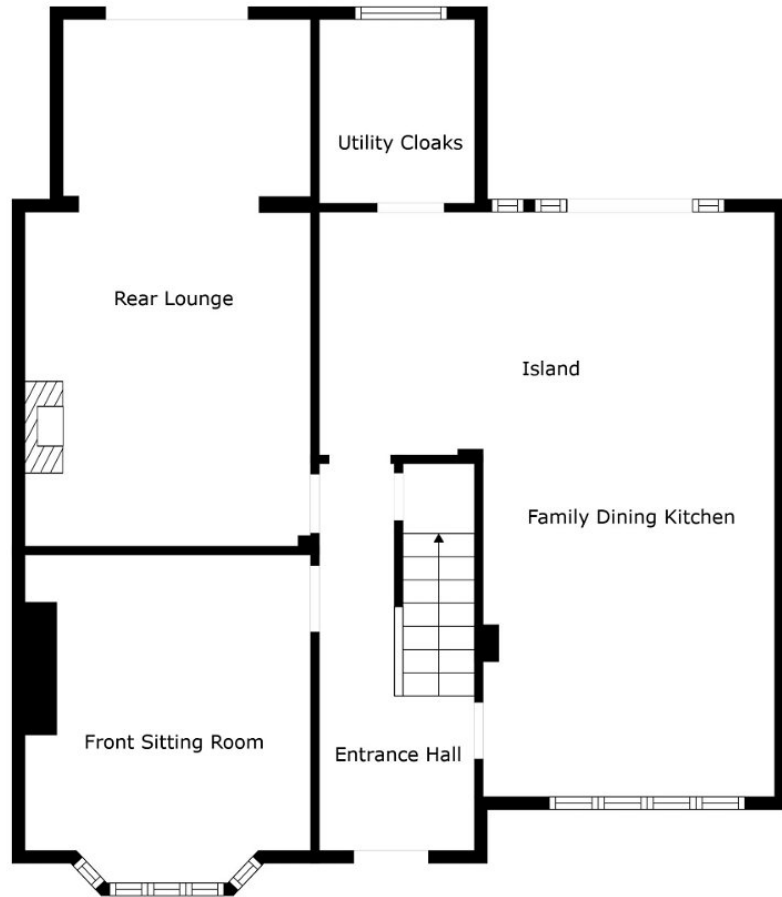
Outside Gardens Main House

To the front of this property there is ample parking for at least 4 vehicles and ample turning point too. Garden to the left of the driveway provides interesting feature. Gated access to rear garden

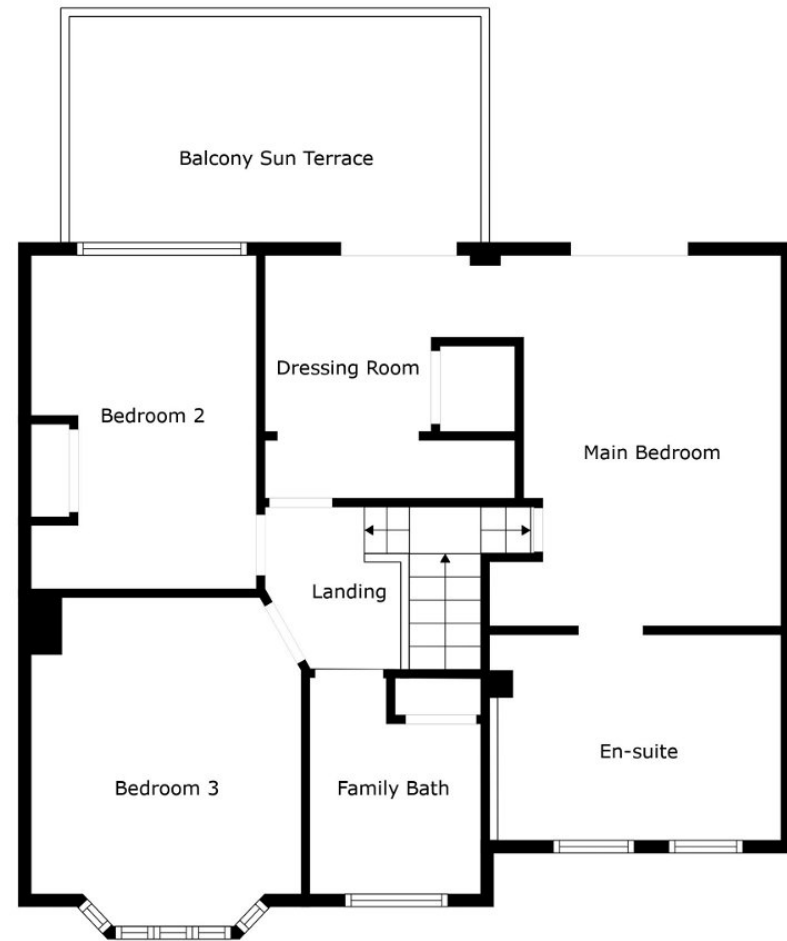
The rear garden oozes space and interest combined leaving one speechless at the variety this garden has to offer.

Large patio area in Indian Slate leading to unique water feature with dry wall water fall flowing within a small fish pond and little bridge over to add more curiosity and interest. To the left of this area of the patio, there is a double log store.

Before I lead to the rest of this enchanted Oasis to the right you will see a brick store room following round with curved wall feature. Double



Floor 1



Floor 2



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