



**Heatherdene Aston Lane, Sutton Weaver, Runcorn, WA7 3ED**



**welcome to**

**Heatherdene Aston Lane, Sutton Weaver, Runcorn**

Individually designed and beautifully appointed five bedroom detached house which sits within substantial landscaped gardens with unspoilt views across Sutton Hall Golf Course. The property comes complete with a self-contained one bedroom annexe which viewing is advised to fully appreciate.



### Entrance Hall

Two double glazed entrance doors to the front elevation with double glazed full height window to the front elevation, two radiators, intercom system, tiled floor, oak stair case with glass details leading to the First Floor and vaulted ceiling.

### Inner Hall

Double glazed door to the side elevation, tiled floor, built in storage with shelving.

### Study

6' 2" x 9' 2" ( 1.88m x 2.79m )

Double glazed window to the front elevation with fitted blinds, single glazed window to the entrance hall, spot lighting, radiator, tiled floor. Plumbing for toilet should the new owner wish to create an additional w.c.

### Lounge

Double glazed window to the front elevation with unspoilt views across Sutton Hall Golf Course to Frodsham and Helsby Hill, double glazed doors giving access to the Conservatory, three radiators, single glazed internal door to the inner hall, remote controlled living flame wall mounted feature fireplace.

### Conservatory

12' 9" x 24' ( 3.89m x 7.32m )

Double glazed window surround with fantastic views across open countryside, two double glazed doors opening to outside seating area, radiator, wall mounted air-con unit, tiled floor.

### Kitchen

10' 6" x 21' 7" ( 3.20m x 6.58m )

Double glazed window to the side elevation, wall and base units with Granite work surface over, two integrated self-cleaning ovens, 1 1/2 sink with single drainer and mixer tap, space and plumbing for American style fridge freezer, integrated dishwasher, integrated microwave, kickboard electric heater, double glazed door to the side elevation, centre island with storage units and inset induction hob and

extractor fan over, tiled floor with underfloor heating, spot lighting.

### Bedroom One

12' 4" and walkway x 13' 1" ( 3.76m and walkway x 3.99m )

Double glazed window to the front elevation with fitted blinds, radiator, spotlights to the ceiling.

### Ensuite / Downstairs Bathroom

Double glazed window to the side elevation, half tiled walls, wash basin with mixer tap, heated towel rail, jacuzzi bath with shower over, underfloor heating, low level w.c.,

### Bedroom Four

14' 9" x 11' 10" ( 4.50m x 3.61m )

Double glazed window to the front elevation with fitted blinds, fitted wardrobe, radiator.

### Annexe - Kitchen

14' 7" x 11' 9" ( 4.45m x 3.58m )

Double glazed door to the side elevation, vaulted ceiling with four velux windows, wall and base units with work Granite surface over, astracast sink with single drainer and mixer tap. Integrated dishwasher, two integrated ovens, centre island, integrated hob with extractor fan over, kickboard heater, plumbing for washing machine, space and plumbing for American style fridge freezer, spot lights to the ceiling, tiled floor with underfloor heating, intercom system. Part open to the lounge diner.

### Annexe - Lounge

25' 2" x 12' 4" ( 7.67m x 3.76m )

Two sets of double glazed doors leading to the Conservatory with fitted blinds, vaulted ceilings, radiator, wall mounted feature fire place, open to the Kitchen.

### Annexe - Conservatory

25' 10" x 11' 10" ( 7.87m x 3.61m )

Double glazed windows to the rear and side elevation with fitted blinds, two double glazed doors to the rear elevation, radiator, tiled floor, air con unit.

### Annexe - Bedroom

14' 9" x 11' 11" ( 4.50m x 3.63m )

Double glazed window to the side elevation, radiator, built in storage.

### Annexe - Ensuite

Jacuzzi bath, heated towel rail, walk in shower, walk in wardrobe with radiator and loft access, tiled floor with underfloor heating, low level w.c with inset flush, two double glazed windows to the rear elevation, two hand wash basins with mixer taps over inset to vanity unit, tiled splash backs. spot lighting.

### First Floor

#### Galleried Landing

Two radiators, fitted storage cupboard with shelves and rails.

### Bedroom Three

18' 11" max x 11' 9" ( 5.77m max x 3.58m )

Two velux windows with fitted remote control blinds and rain sensors, built in eaves storage with rails and shelving, two radiators, two double glazed doors to the Juliet balcony, air con unit, loft storage through wardrobes. Loft contains two central heating boilers.

### En Suite

Double glazed window to the front elevation with fitted blinds, walk in shower, vanity unit with inset wash basin and mixer tap, low level w.c with inset flush, shaver point, jacuzzi bath, spotlights to the ceiling, tiled floor with underfloor heating and part tiled walls, heated towel rail.

### Bedroom Two

11' 6" max x 19' 5" ( 3.51m max x 5.92m )

Velux with fitted remote control blind and rain sensor, fitted wardrobes, double glazed doors to Juliet balcony with fitted blinds, two radiators, air con unit, built in eaves storage with rails and shelving.

### En Suite

Double glazed window to the front elevation with fitted blinds, vanity unit with inset wash basin and mixer tap, low level w.c with inset flush, walk in



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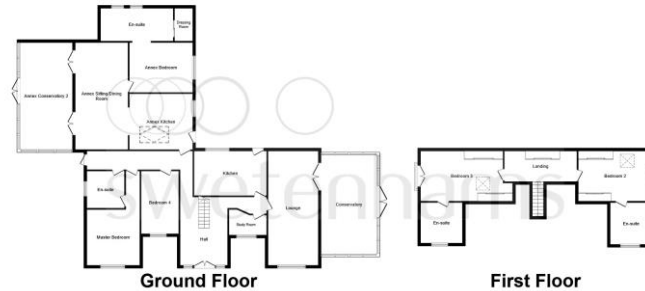
## Heatherdene Aston Lane, Sutton Weaver, Runcorn

- Viewing essential to fully appreciate.
- Self-contained, sound proofed one bedroom annexe.
- Beautifully presented and versatile accommodation.
- Substantial landscaped gardens with unspoilt views.
- Five double bedrooms four with ensuites.

Tenure: Freehold EPC Rating: C

offers in the region of

**£865,000**



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**01928 732626**



[frodsham@swetenhams.co.uk](mailto:frodsham@swetenhams.co.uk)



113 Main Street, FRODSHAM, Cheshire, WA6 7AB



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