

FOR SALE

22, Queensway, Ince, WN2 2HL

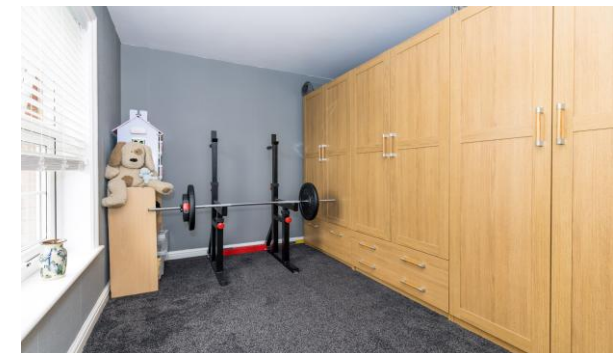
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The Professional Estate & Letting Agents

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22, Queensway, Ince, WN2 2HL

A handsome individually designed detached family home in exceptional and unique position

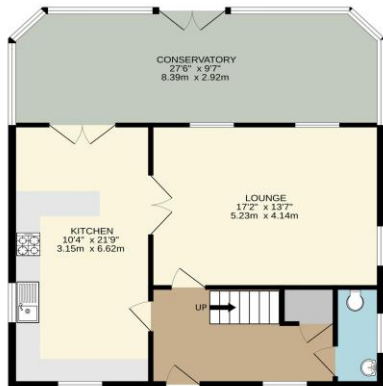


- Gorgeous individually designed home
- Amazing attention to detail
- Private gated entrance & drive
- Viewing essential
- Substantial accommodation over 3 floors
- Large private plot with outbuildings
- 4 spacious bedrooms / 2 bathrooms
- 1870 SQ.FT. / / Freehold

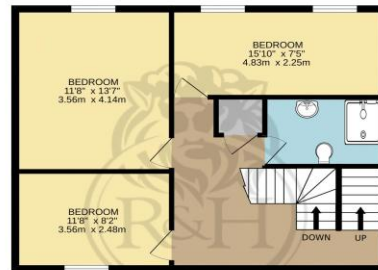
Tucked away behind its own private gated driveway and set within a large, secluded plot, 22 Queensway occupies a truly exceptional and unique position that must be seen to be fully appreciated. This remarkable property is an individually designed and expertly constructed home, created with meticulous attention to detail to emulate the elegance and symmetry of a classic Georgian residence. From the moment you arrive, the home's handsome façade, featuring traditional brickwork, stone lintels, and an impressive portico entrance, conveys a sense of timeless grandeur and architectural distinction rarely found in modern builds. Set across three impressive floors, this distinctive home offers almost 1,900 sq. ft. of beautifully designed internal living space, thoughtfully arranged to combine comfort, functionality, and character. The ground floor opens with a welcoming reception hallway featuring a tiled floor, a cloakroom/WC, and useful storage space. From here, you enter the family kitchen, fitted with an extensive range of wall, base, and drawer units, complemented by a large breakfast and entertaining bar — perfect for informal dining or social gatherings. To the rear, a spacious open-plan lounge enjoys dual aspects and features a central fireplace that serves as a focal point in the room. Off the kitchen, a bespoke hardwood lean-to conservatory provides an additional family living area, offering delightful views over the mature gardens and creating a seamless connection between the indoors and outdoors. The first floor is arranged around a central landing and hosts three generously sized bedrooms, each well presented and filled with natural light, along with a recently updated family shower room. A further staircase rises to the top floor, which is dedicated exclusively to a luxurious spacious master suite, complete with its own private bathroom — a tranquil and indulgent retreat. Externally, the property enjoys a rare degree of privacy, discreetly positioned at the end of a quiet, established cul-de-sac and tucked behind its own private gated entrance — a true hidden gem you might never know was there. A generous driveway leads up to the home, providing ample parking, while lawned gardens at the rear of the property, bordered by mature trees that enhance the sense of seclusion and natural beauty. Practical features include gas central heating and high-quality double-glazed windows, ensuring the home remains warm, comfortable, and energy efficient throughout the seasons.



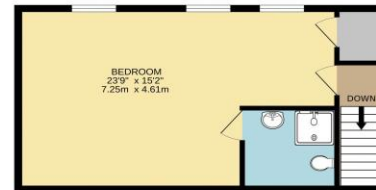
GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



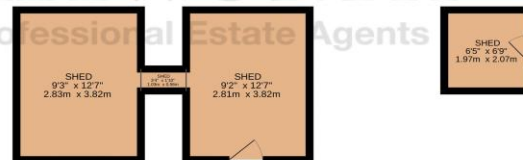
1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR
416 sq.ft. (38.7 sq.m.) approx.

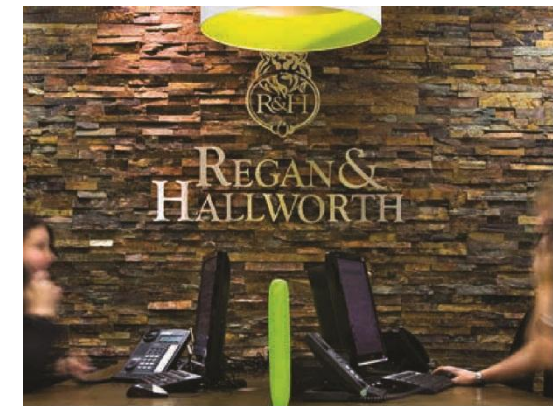


OUTBUILDINGS
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 2152 sq.ft. (199.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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