

# Stockton Heath



Offers In Excess Of £850,000

Tel: 01925 600 200



# Stockton Heath Walton Road

INDIVIDUALLY DESIGNED & BUILT LARGE DETACHED HOME | VILLAGE LOCATION TUCKED AWAY OFF WALTON RD | OPEN-PLAN DINING KITCHEN & FAMILY ROOM | LIGHT & AIRY LOUNGE & DINING ROOM | FIVE BEDROOMS | TWO EN-SUITES. An exceptional extended family detached home offering immaculately presented accommodation including a welcoming reception hall, cloakroom with Wc, dual aspect lounge, dining room, dining kitchen with family room, utility, family bathroom, five bedrooms with en-suites to the master and guest suite. Beautifully manicured gardens, driveway and a double garage.

## Accommodation

An individually designed and built detached home situated in a fantastic location tucked away off Walton Road yet close to Stockton Heath village. Our clients have been in occupation for some twenty seven years having undertaken a subtle extension and various improvements to the fixtures and fittings. Sure to be of high interest due to large detached houses being very limited in supply around the village, an early viewing is essential.

Presented over two storeys, this modern detached home offers immaculately presented accommodation including a covered entrance porch with an 'Indian Stone' pathway and step with a wall light and a hard wood double glazed front door leading to the entrance hall which is welcoming and features a turning staircase with a polished wooden balustrade and spindles whilst providing access to the remaining accommodation. The cloakroom includes a contemporary two piece suite whilst also offering space for cloaks and umbrellas. The lounge offers great space with it being the principal reception room and boasts a living flame coal effect gas set within a marble effect fireplace, the dining room is again a light and airy room enjoying windows to two aspects, the open-plan dining kitchen and family room benefits from a 'Johnson & Johnson' painted kitchen complete with a comprehensive range of units with in-frame doors and integrated appliances with black granite, in addition to seating and dining areas. The utility, having now been extended enjoys an extremely useful space and now provides access to the garage and outside. The property boast a 'Karizma' alarm system with multiple motion and other detectors.

The first floor encompasses a galleried landing with a 'Picture Window' to the front elevation. The master suite includes a large, bright bedroom with excellent space for furniture in addition to an en-suite shower room, the guest bedroom (bedroom two) again is a double and boasts it's own en-suite, bedrooms three and four are again doubles, bedroom five currently used as a study and a family bathroom with 'jacuzzi' bath completes the accommodation.

Externally, the property enjoys well manicured lawned gardens to the front and side elevations with well stocked borders whilst to the rear and other side elevation there are low maintenance gardens with themed gravelled and flagged areas with decorative pergolas and well stocked borders. Driveway parking and a double garage remotely operated

## Ground Floor

### Covered Entrance Porch

12'11" x 4'0" (3.94m x 1.23m)

Impressive entrance with stone flagging and raised step, wall light point and a hard wood double glazed front door leading to the:

### Entrance Hallway

21'0" max x 10'3" max (6.42m max x 3.13m max)

A most welcoming reception including a turning staircase with a polished wooden balustrade and spindles, inset lighting, ceiling coving, hard wired smoke detector and a central heating radiator with cover.

### Cloakroom & Wc.

10'7" max x 5'2" max (3.24m max x 1.60m max)

Two piece modern suite including a low level Wc. set into a vanity unit with cupboard storage and a wash hand basin with a chrome mixer tap again set into a vanity unit with cupboard storage. Tiled flooring, black ladder style heated towel rail, PVC frosted double glazed window to the front elevation and an extractor fan.

### Lounge

17'8" x 16'0" (5.40m x 4.89m)

A bright, airy and particularly well proportioned principal entertaining room featuring a living flame coal effect gas fire with marble effect inset, raised hearth and matching surround, in addition, there is a PVC double glazed oriel window to the front elevation and two further PVC double glazed windows to the side elevation. Ceiling coving, television point and a central heating radiator and cover.

### Dining Room

15'10" x 11'8" (4.85m x 3.57m)

Again a bright and airy reception room with a PVC double glazed oriel window to the rear elevation complimented by a further PVC double glazed window to the side. ceiling coving and a central heating radiator.

### Dining Kitchen & Family Room

25'11" x 11'9" (7.92m x 3.59m)

Located at the rear, this substantial open-plan arrangement includes a matching range of painted 'Johnson & Johnson' base, drawer and eye level units with in-frame doors complimented with a similar style dresser, concealed lighting, pelmet lighting and an illuminated display cabinet. In addition, there are integrated appliances including a five ring gas hob with granite splashback and an extractor hood above, twin ovens with grill feature, dishwasher, microwave and refrigerator. Twin stainless steel sunken sink units with mixer tap set in a black granite surface. PVC double glazed 'French' doors opening onto the rear garden as well as a PVC double glazed window to the rear elevation, engineered solid oak flooring, ceiling coving, inset lighting and a central heating radiator.

### Utility Room

13'5" x 6'8" (4.11m x 2.04m)

Having been extended and now resulting in a matching range of base, drawer and eye level units, in addition to a full height unit providing further storage, stainless steel, single sink drainer unit with mixer tap set in a heat resistant work surface with tiled splashback. Tiled flooring, spaces for a tall freezer, washing machine and dryer, PVC double glazed door to the rear elevation with matching adjacent panels and a further PVC double glazed window to the side elevation. Spotlights and a courtesy door to the double garage.

## First Floor







**Galleried Landing**

18'8" max x 12'6" max (5.71m max x 3.83m max)  
 PVC double glazed 'Picture Window' to the front elevation, loft access, ceiling coving, hard wired smoke detector, inset lighting and a storage cupboard.

**Bedroom One**

18'10" max x 16'0" max (5.75m max x 4.90m max)  
 A super sized master bedroom with a large PVC double glazed window to the front elevation, ceiling coving and a central heating radiator with cover.

**En-Suite Shower Room**

10'0" x 4'7" (3.07m x 1.42m)  
 Fitted three piece suite including a tiled cubicle with a thermostatic shower, wash hand basin set into a vanity unit with adjacent cupboard and drawer storage, in addition to a large mirror with shavers point and pelmet lighting, completing the suite is a low level WC. again set into a vanity unit with display shelving. Tiled flooring, inset lighting, heated ladder style towel rail, PVC frosted double glazed window to the side elevation and an extractor fan.

**Bedroom Two**

12'7" x 11'11" (3.85m x 3.64m)  
 Generous PVC double glazed window to the front elevation, ceiling coving and a central heating radiator with cover.

**En-Suite Shower Room**

7'2" x 3'0" (2.19m x 0.93m)  
 Three piece suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin with a chrome mixer tap and a low level WC. Inset lighting, further wall light point, ceiling coving, PVC frosted double glazed window to the front elevation, shavers point, extractor fan and a central heating radiator.



**Bedroom Three**

12'11" x 10'11" (3.94m x 3.09m)  
 PVC double glazed window to the rear elevation, ceiling coving and a central heating radiator.

**Bedroom Four**

11'11" x 9'5" (3.64m x 2.88m)  
 PVC double glazed window to the rear elevation, ceiling coving and a central heating radiator.

**Bedroom Five / Study**

9'5" x 7'7" (2.88m x 2.33m)  
 Currently utilised as a study including a PVC double glazed window to the rear elevation, ceiling coving and a central heating radiator.







#### Bathroom

9'5" x 7'1" (2.88m x 2.17m)

A delightful main bathroom suite including a 'Jacuzzi' bath with marble edging and twin mixer shower heads, wash hand basin set into a vanity unit again with a marble surface, chrome mixer tap, cupboard storage below and a fitted mirror above with wall lighting, completing the suite is the low level WC again set into a vanity unit. Inset lighting, ceiling coving, heated ladder style towel rail, tiled flooring, shavers point, PVC frosted double glazed window to the rear elevation and an extractor fan.

#### Outside

This beautifully appointed home affords gardens to all four elevations with various themes. The front has an open-plan design predominantly laid to lawn with mature, well stocked borders. The rear features a low maintenance theme with paved and gravelled areas, raised borders with lighting, an octagonal patio area ideal for the hardstanding of garden furniture, two cold water taps and pergola. To the side, there is a further lawn with a pebbled garden feature, seating area and well stocked borders whilst to the other side there is an enclosed courtyard area ideal for storage whilst having gated access to the front.

#### Double Garage

21'4" x 17'5" (6.51m x 5.32m)

Vehicular access via a remote control 'up 'n' over door and a further courtesy door into the utility. Light, power and a cupboard housing the 'Worcester Bosch Greenstar 40CDI Classic Regular ERP' wall mounted boiler, in addition to the unvented cylinder.

#### Tenure

Freehold.

#### Council Tax

Band 'G' - £3,647.98 (2024/2025)



#### Local Authority

Warrington Borough Council.

#### Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

There are security cameras outside on all four sides of the house, with recordings stored in the Cloud (which is a subscription service costing £14.49 per camera per annum). The cameras are controlled by a mobile phone.

#### Postcode

WA4 6NR

#### Possession

Vacant Possession upon Completion.

#### Viewing

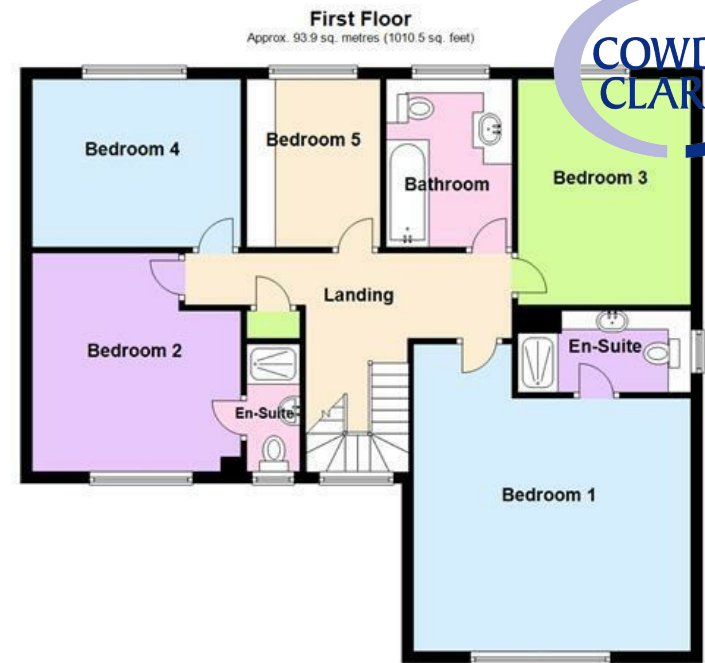
Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.











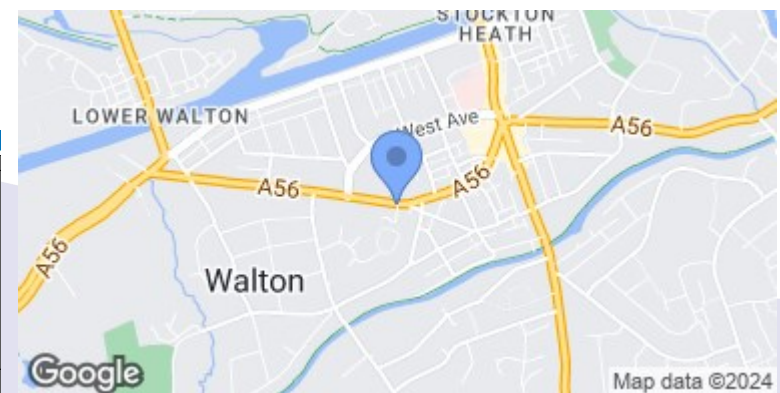
Total area: approx. 227.5 sq. metres (2449.2 sq. feet)

## Location

Situated south of Warrington town centre and the Manchester Ship Canal, this hugely popular village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby. Boasting an impressive selection of independent shops and boutiques as well as useful amenities including a supermarket and post office. There is a fine selection of restaurants and bars on the doorstep, offering either a relaxed setting or a more cosmopolitan night out. The village is popular for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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