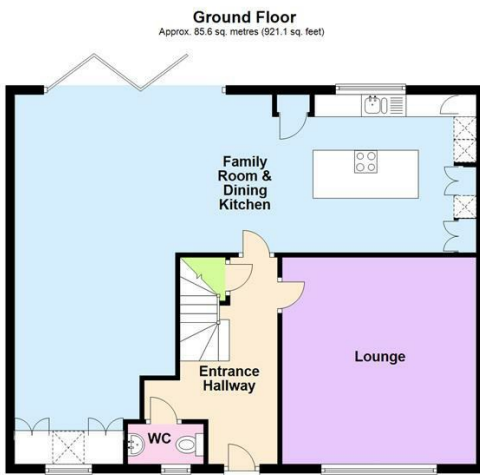
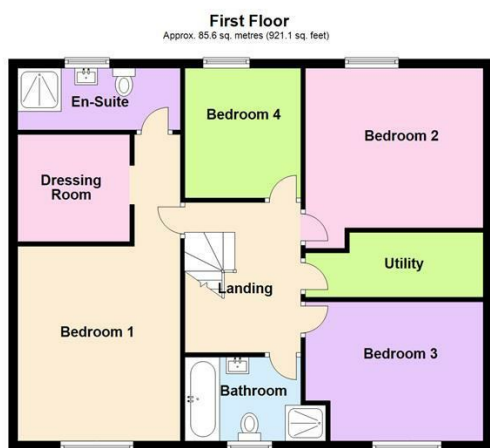


Daresbury

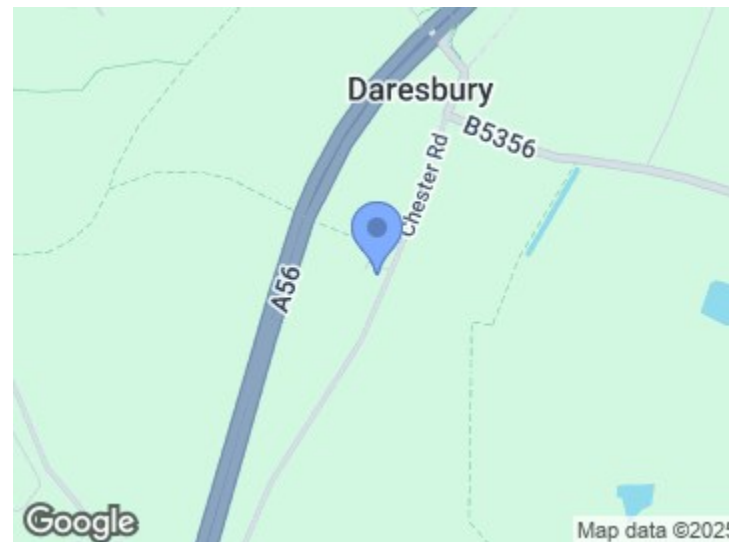


Total area: approx. 171.1 sq. metres (1842.2 sq. feet)



Location

Located in the picturesque village of Daresbury the property is served by a Junior school, the Ring O Bells public house and restaurant and a church. In addition there is a village hall for use by local residents. Daresbury village has long maintained a very close association with author Lewis Carroll and his creation of 'Alice in Wonderland'. In the ancient village church there is a dedicated 'Lewis Carroll' centre which is visited by tourists from all over the world. Being semi rural there are an abundance of local walks and trails for nature lovers and avid walkers. The M6/M56 motorway networks and close by and subsequently offer access to Manchester and Liverpool airports. For comprehensive shopping needs the commercial town of Warrington is also within close proximity and offers a wide range of shopping facilities. For every day shopping needs the fashionable village of Stockton Heath is close by.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	77	85
			England & Wales
			EU Directive 2002/91/EC



DARESBUY VILLAGE Location | INDIVIDUALLY DESIGNED Home | 'SMART Technology | OPEN-PLAN Breakfast kitchen/Dining Area/Family Room/Recreational Room | MAIN SUITE with DRESSING ROOM & EN-SUITE | UNDERFLOOR Heating & AIR Conditioning. Forming part of a select development, this impressive home offers spacious accommodation including an entrance hall, cloakroom & WC, lounge, open-plan breakfast kitchen, dining area, family room and games room, master bedroom with dressing room and en-suite, three further double bedrooms, bathroom and a laundry room. Gardens, parking and a garage.

£725,000

Daresbury Hatters Close



Constructed in 2018 and forming part of this select development of just five homes situated in the picturesque village of Daresbury. This substantial 'Cheshire Brick' detached home is one of the finest examples of modern, contemporary living with 'Smart' technology.

Our clients have been in occupation since inception, therefore, having a strong influence over the design and layout as well as the 'Smart' technology on offer which is not normally associated with these properties. Features of particular note include but are not limited to 'Smart' technology providing electrically operated blinds and curtains, ceiling speakers providing surround sound, underfloor heating, stunning open-plan theme including a breakfast kitchen, dining area, family room and games room, upstairs laundry room and a fantastic outside entertaining area complete with a sunken seating area, television facility, hot tub facility and 'Al-Fresco' dining.

Occupying a slightly elevated setting, this double fronted home boasts a commanding presence fronting onto Chester Road screened by a mature hedgerow. On entry, you are greeted with a welcoming hallway with tiled flooring, LED lighting and miniature downlighter and a turning oak staircase again with lighting to the first floor, in addition to a cloakroom and WC. The reception rooms are all well proportioned including a separate lounge, open-plan breakfast kitchen complete with centre island and integrated appliances, dining area and family room with bi-folding doors and a hole in the wall fireplace featuring an electric living flame fire. Furthermore, there is a games with bar which is accessed seamlessly from the family room.

The first floor, again generous in dimension benefits from a spacious landing with a separate laundry room offering great space for storage, appliances and work space. The master suite runs the full depth of the house including the bedroom with a feature cushioned wall with adjacent mirrors and ceiling speakers, dressing room providing hanging, shelving and drawer storage complete with a contemporary en-suite. Moreover, there are three further double bedrooms and a four piece bathroom suite featuring a built in mirrored television.

Externally, there are gardens to front, side and rear elevations predominantly laid to lawn, in addition to a fantastic outdoor entertainment area featuring sunken seating, raised decking area, flagged patio ideal for 'Al-Fresco' dining and both a hot tub and television facility. What's more, there is an outdoor brick built food preparation area set adjacent to the garage. Driveway parking is positioned to the rear and accessed through a wrought iron gate.

Accommodation

Ground Floor

Canopied Porch

Wall mounted post box and a 'Composite' front door with a frosted double glazed panel leading to the:

Entrance Hallway

15'2" x 9'9" max (4.63m x 2.99m max)

A contemporary reception with a turning oak staircase with glass panelling and guide lighting, tiled flooring, underfloor heating, mini recessed downlights combined with LED lighting.

Cloaks Cupboard

3'7" x 3'4" (1.11m x 1.03m)

Further restricted storage space, lighting, underfloor heating manifold and the electric consumer unit.

WC

5'7" x 2'11" (1.71m x 0.90m)

White two piece suite including a wash hand basin with a chrome mixer tap and a low level WC. Grey slate effect tiled flooring, inset lighting, LED lighting, extractor fan and underfloor heating.

Lounge

15'2" x 14'3" (4.64m x 4.35m)

Featuring 'Smart' technology with ceiling speakers and electrically operated curtains, in addition to miniature downlighting, underfloor heating and a PVC double glazed window to the front elevation.



Breakfast Kitchen Dining Area & Family Room

33'11" x 11'7" (10.35m x 3.54m)

Stunning kitchen fitted with a comprehensive range of matching base, full height and pull-out larder/spice rack cupboards finished in a matt grey finish boasting integrated appliances including two oven & grills, two microwave ovens, dishwasher, 'Alpha' wall mounted boiler encased in a matching unit and space for an 'American' style fridge/freezer. Furthermore, there is a centre island with breakfast bar finished in a contrasting high gloss white featuring an induction hob with an illuminated extractor above amidst added lighting and deep drawer storage below. One and a half bowl stainless steel, single sink drainer unit with a 'Composite' finish, mixer tap and a 'Quooker' hot water tap set in a heat resistant, roll edge work surface.

'Smart' technology with ceiling speakers and electrically operated blinds, tiled flooring with underfloor heating, television points and a PVC double glazed window to the rear elevation, in addition to PVC double glazed bi-folding doors opening on to the rear garden, three wall light points, hole in the wall fireplace showcasing an electric living flame fire and an opening to the:

Games Room

15'8" x 11'8" (4.79m x 3.56m)

A continuation of the 'Smart' technology with ceiling speakers, tiled flooring and underfloor heating, in addition, there are a range of base level cupboards and wine fridge with a drinks preparation surface above complimented with display shelving creating an enjoyable bar area. Inset lighting, PVC double glazed window to the front elevation and air conditioning.

First Floor

Landing

10'11" x 8'5" (3.33m x 2.58m)

Three wall light points, 'LED' lighting and loft access.

Bedroom One

14'2" (22'3") x 11'8" (4.32m (6.80m) x 3.56m)

Feature cushioned wall providing a backdrop for the bed with adjacent mirrors, 'Smart' technology with ceiling speakers, inset lighting, PVC double glazed window to the front elevation, central heating radiator and an air circulation vent.

Dressing Room

8'1" x 7'5" (2.47m x 2.27m)

Motion detected lighting, 'Smart' technology with ceiling speaks and a comprehensive range of fitted furniture providing hanging, shelving and drawer storage to opposite walls.

En-Suite Shower Room

11'6" x 4'6" (3.53m x 1.38m)

Stylish and contemporary tiled three piece suite including a walk-in cubicle with 'Crittall' style screen, thermostatic shower, feature tiling and a rain-shower head, vanity wash hand basin with drawer storage below and a matt black waterfall mixer tap complete with a low level WC. Tiled flooring with subtly contrasting tiled walls, inset lighting, both inset and LED lighting, 'Smart' technology with ceiling speakers, black ladder heated towel rail, PVC frosted double glazed window to the rear elevation and a shavers point.

Bedroom Two

13'1" x 13'0" (4.00m x 3.97m)

Inset lighting, PVC double glazed window to the rear elevation, television point and a central heating radiator.

Bedroom Three

12'11" x 10'3" (3.96m x 3.13m)

Inset lighting, PVC double glazed window to the front elevation, television point and a central heating radiator.

Bedroom Four

9'7" x 8'5" (2.94m x 2.59m)

PVC double glazed window to the rear elevation and a central heating radiator.

Laundry Room

13'0" x 4'7" (3.97m x 1.41m)

Thoroughly useful addition to the first floor including space for both a washing machine and dryer, double eye level cupboard, tiled flooring, inset lighting and a central heating radiator.

Bathroom

9'9" x 5'10" (2.99m x 1.79m)

Contemporary four piece white suite including a walk-in cubicle with feature tiling, thermostatic shower and a rain-shower head, panelled bath featuring an inbuilt television with mirrored screen, vanity wash hand basin with a chrome mixer tap and drawer storage complete with a low level WC. Tiled flooring with subtly contrasting tiled walls, inset lighting, PVC frosted double glazed window to the front elevation, extractor fan and 'Smart' technology with ceiling speakers.

Outside

The property enjoys landscaped gardens to three sides, to the rear there is an enclosed lawn combined with a flagged patio screened with fencing and a hedgerow. In addition, there is a brick built food and drink preparation area with space for a barbecue and fridge. Cold water tap and a wrought iron gate leading to the driveway parking and garage.

The side enjoys a great space for entertaining with a fixed seating area and a raised decking space with glass balustrades set adjacent to space for a hot tub with an external tv facility and raised flower beds. The front features a lawned garden set behind a timber fence and hedgerow as well as a flagged pathway to the front.

Tenure

Freehold.

Service Charge

Council Tax
Band 'E' - £2,660.26 (2024/2025)

Local Authority

Halton Borough Council (Eligible for a 'Merseyflow' resident bridge pass).

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.

Postcode

WA4 4FX

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.