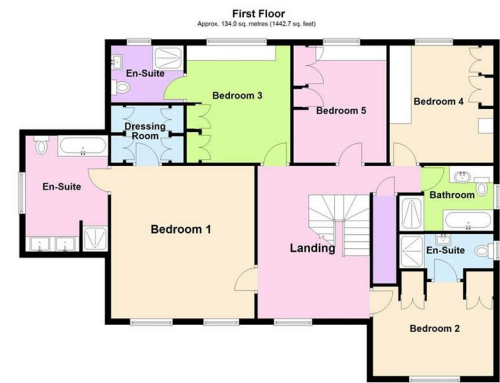




Location

Appleton is a leafy suburb neighbouring Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars and borders onto Walton Hall Gardens. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports.

Appleton is home to Fox Covert Cemetary, known locally as 'Hillcliffe' which offers an excellent vantage point across Warrington. This makes it a hot-spot for a range of occasions including New Year's Eve and Bonfire Night. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.'

Home to a golf club and leisure centre Appleton is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		England & Wales	EU Directive 2002/91/EC	

Appleton



PRIME Appleton Location | EXECUTIVE Home | Stunning Lounge with INGLENOOK FIREPLACE | Attractive Hall with Turning Staircase & GALLERIED Landing | Furnished Study in a MAHOGANY Finish | Five RECEPTION Rooms | HIGH-END Level of Replaced Bathrooms & Shower Rooms | Five Double Bedrooms with FITTED FURNITURE. Located on 'The Hamptons', this very well proportioned home will not disappoint and comprises an entrance porch, attractive hall, cloakroom, WC. lounge, dining room, study, family room, garden room, dining kitchen and utility. Five bedrooms, three en-suites and a family bathroom. Triple driveway, double garage and landscaped gardens.

£1,050,000

Appleton

High Warren Close



Boasting a prime setting within a modern development known locally as 'The Hamptons'. This executive detached home has been under our clients ownership since it was first bought back in 2004.

Over the years, there has been a continuous programme of improvements including but not limited to high-end internal decoration, replacement of all bathroom and shower rooms with a combination of designer brands including 'Smarts' of Stockton Heath, 'Porcelosa', 'Amtico' 'Roca' and 'Ambiance Bain', study fitted with a range of fitted furniture in a mahogany finish providing excellent storage and two work stations, large lounge with feature fireplace set into an inglenook, fitted furniture to the bedrooms and landscaping of the garden.

Benefitting from an excellent standard of presentation, this beautifully appointed home offers balanced accommodation presented over two storeys. Set back, you are welcomed by an entrance porch which in turn leads into a welcoming reception with a turning staircase decorated in a contemporary manor leading to the galleried landing. Furthermore, the accommodation comprises a lounge with a feature 'Inglenook' dining room with 'French' doors, furnished study, family room, garden room again leading out to the rear, dining kitchen and utility. The first floor features a galleried landing, master suite with dressing and en-suite bathroom, two further bedrooms, both with fitted furniture and en-suites, two more bedrooms again with fitted furniture and a family bathroom serving these. Externally, there are landscaped gardens, ample driveway parking and a double garage.

Accommodation

Ground Floor

Entrance Porch

7'10" x 2'2" (2.39m x 0.68m)

Attractive entrance with stone detailing, courtesy lighting and a frosted leaded double glazed 'Composite' front door with matching adjacent panels leading to the:

Entrance Hallway

24'0" x 13'7" max (7.33m x 4.15m max)

A most welcoming reception featuring a turning staircase including storage below leading to a galleried landing with painted spindles and balustrade, 'Amtico' flooring, ceiling cornicing, two contemporary central heating radiators and a cloaks cupboard providing hanging and shelving space.

W C

7'2" x 6'2" (2.20m x 1.88m)

A continuation of the 'Amtico' flooring including a two piece suite offering a pedestal wash hand basin with a chrome mixer tap and a low level WC. Tiled walls with a decorative border fitted to dado height, central heating radiator and an extractor fan.

Lounge

22'8" x 15'5" (into inglenook) (6.93m x 4.70m (into inglenook))

Accessed through glazed double doors, this fabulous, principal reception room boasts an eye catching 'Inglenook' with inset lighting and twin leaded double glazed windows with shutters set either side of a Romero Limestone fireplace featuring a living flame, log effect, remote control gas fire. Further leaded double glazed widows to the front and side elevations, ceiling cornicing, contemporary vertical and horizontal central heating radiators, ceiling cornicing and glazed double doors to the:

Dining Room

13'10" x 13'2" (4.22m x 4.02m)

PVC double glazed 'French' doors with matching adjacent panels opening out onto one of the patio areas, ceiling rose, ceiling coving, leaded double glazed window to the side elevation and a central heating radiator.

Study

Boasting a comprehensive range of mahogany effect fitted furniture including two separate work stations providing an abundance of drawer and cupboard storage complemented by a matching full height shelving unit resulting in making one's working day a much more pleasurable experience. In addition, there is a leaded double glazed window to the front elevation with shutters, ceiling rose, ceiling coving and a central heating radiator.

Family Room

12'3" x 10'4" (3.74m x 3.15m)

Ceiling rose, ceiling coving, central heating radiator and double glazed 'French' doors with matching adjacent panels leading to the:

Garden Room

10'3" x 9'9" (3.13m x 2.99m)

PVC double glazed 'French' doors set into a bay opening out on to a further flagged patio, matching leaded double glazed windows to both side elevations, tiled flooring and a central heating radiator.

Dining Kitchen

19'7" x 14'8" max (5.97m x 4.49m max)

Traditional style, period reflective kitchen comprising a range of matching base, drawer and eye level units with both pelmet and concealed lighting benefitting from a seven ring 'Stoves' cooker with ovens and grill complete with an illuminated chimney extractor and dishwasher. Space for an American style fridge/freezer set into a matching unit with adjacent cupboard storage, one and a half bowl sunken sink unit with mixer tap set in a granite work surface with tiled splashback. Tiled flooring, leaded double glazed bay window to the rear elevation, further leaded double glazed window overlooking the rear garden and a central heating radiator.

Utility Room

12'11" x 5'9" (3.96m x 1.76m)

Fitted with a range of matching base, drawer and eye level units with spaces for both a washing machine and dryer, in addition to a stainless steel, single sink, drainer unit with mixer tap set in a granite effect, heat resistant, roll edge work surface with a tiled splashback. Leaded double glazed windows to both the rear and side elevations, PVC double glazed door to the side elevation, central heating radiator, extractor fan and an internal door leading to the double garage.

First Floor



Galleried Landing

16'8" x 11'6" (17'10") (5.09m x 3.52m (5.44m))

A striking galleried landing with great space including a leaded double glazed window to the front elevation with shutters, three wall light points, contemporary central heating radiator, complete with an airing cupboard and storage expanding nearly three metres housing the 'Mega Flo' unvented hot water cylinder.

Bedroom One

16'8" x 15'8" (5.09m x 4.78m)

Bright and airy master suite with a generous leaded double glazed window to the front elevation, ceiling coving and two central heating radiators.

Dressing Room

7'8" x 6'2" (2.36m x 1.90m)

Four 'His & Hers' fitted wardrobes set to opposite walls providing hanging, shelving, drawer and cupboard storage complete with spotlights.

En-Suite Bathroom

12'7" x 9'0" (3.85m x 2.75m)

An outstanding 'Roca' bathroom suite which has been installed recently is an absolute credit to this executive home providing an ideal sanctuary for relaxation. Featuring great space, this beautiful retreat includes an enlarged tiled bath with chrome mixer tap and illuminated recessed shelving, tiled cubicle housing a thermostatic shower with both rain-shower and retractable heads complete with a recessed, illuminated display, twin wash hand basins with chrome mixer taps set into a granite surfaced vanity unit with both cupboard and drawer storage below topped off with a heated mirror above complemented by a low level WC. Tile effect 'Amtico' flooring, 'Porcelainosa' tiled walls, inset lighting, two matt black coloured ladder heated towel rails, frosted leaded double glazed window to the side elevation and an extractor fan.

Bedroom Two

13'2" x 11'1" (4.02m x 3.38m)

Twin double wardrobes providing hanging and shelving space, ceiling coving, contemporary style central heating radiator and a leaded double glazed window to the front elevation with shutters.

En-Suite Shower Room

9'9" x 5'1" max (2.98m x 1.55m max)

Again a recently sourced suite including 'Porcelainosa' tiles, with tiled cubicle & feature wall, thermostatic shower with both rain-shower and retractable heads, vanity wash hand basin with chrome mixer tap, cupboard storage below and a mirrored & heated cabinet with lighting above, all complete with a low level WC. Tiled walls with matching tiled flooring, black 'Tissino' heated towel rail, inset lighting and an extractor fan.

Bedroom Three

12'9" x 11'4" (3.89m x 3.46m)

Fitted with a comprehensive range of furniture including two double wardrobes providing hanging and shelving space, dressing table with matching cupboard and drawer storage, display shelving, contrasting bed side table and chest of drawers. Laminate flooring, ceiling coving, leaded double glazed window to the rear elevation and a central heating radiator.

En-Suite Shower Room

7'10" x 6'2" (2.41m x 1.90m)

Replaced suite including a tiled cubicle with thermostatic shower, rain-shower and retractable heads complete with recessed display shelving, vanity wash hand basin with drawer storage below, rounded off with a low level WC. Tile effect 'Amtico' flooring, neutral tiled walls to dado height, black 'Tissino' heated towel rail, inset lighting, frosted leaded double window to the rear elevation, shavers point and an extractor fan.

Bedroom Four

12'9" x 10'8" (3.90m x 3.26m)

Again, comprehensively fitted including two double wardrobes providing hanging and shelving space, matching dressing table with cupboard and drawer storage, bed side table and head board. Ceiling coving, loft access, leaded double glazed window to the rear elevation and a central heating radiator.

Bedroom Five

12'9" x 10'2" (3.89m x 3.10m)

Range of fitted furniture including a double wardrobe, single wardrobe providing hanging and shelving space, matching dressing table with cupboard and drawer storage, bedside table, headboard and floor to ceiling shelving unit. Ceiling coving and a central heating radiator.

Bathroom

10'3" max x 7'1" max (3.13m max x 2.16m max)

'Ambiance Bain' suite including a tiled bath with a chrome mixer shower head, tiled enclosure detailing a feature aqua coloured brick tile wall, thermostatic shower with both a rain-shower and retractable heads, wash hand basin set into a vanity unit with cupboard storage below, adjacent display space and a low level WC. Complete with matching eye level cupboard and separate heated bathroom mirror with lighting. 'LVT' (Luxury Vinyl Tile) flooring with contrasting brick tiled walls, Lusso Grey ladder style heated towel rail, inset lighting and a frosted leaded double glazed window to the side elevation with shutters.

Outside

The house boasts excellent 'curb-appeal' with a triple width block paved triple width driveway leading to a double garage set adjacent to an open plan lawn with decorative borders, rockery and maturing trees and bushes. The walled rear garden has attained an impressive level of maturity and privacy, being landscaped to include a large paved terrace ideal for entertaining, expanse of lawn and a sunken garden. In addition, there are raised borders, ornate bushes, lighting and heating.

Double Garage

19'9" x 18'11" (6.03m x 5.78m)

Vehicular access via twin up 'n' over remote control doors, light and power, wall mounted 'Worcester' boiler, frosted leaded double glazed window to the side elevation, cold water tap, electric consumer unit and internal access from the utility.

Tenure

Freehold.

Council Tax

Band 'H' - £4,551.91

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.

Postcode

WA4 5SB

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.