





£1,595,000

Features

- No Onward Chain
- 0.31 Acres
- South Facing Garden
- 4 Bedroom Detached
- 4 Reception Rooms
- 2 Bathrooms and Downstairs WC
- Under Floor Heating In Living Area and Bathrooms
- Double Garage
- Modernised Throughout
- 3,810 sqft



A truly exceptional residence, Jordan Fishwick are proud to present to the sales market this stunning four bedroom detached family home. Sitting on an enviable south facing plot on the prestigious road of Chapel Lane this well proportioned property has been updated and refurbished to provide perfect living accommodation for families.

Upon entering the property you are greeted by a large bright hallway with parquet style flooring and stained glass which pours ample light through and down from the landing area. From the Hallway there is access to a large bay fronted lounge which also has sliding patio doors onto the raised patio area of the rear garden. There is also access to the downstairs WC and into the fantastic open plan living area with underfloor heating, which boasts a sitting area, dining area which also leads to an office, and modern kitchen with its multiple wall and base units and breakfast island. There is also a lantern above the kitchen which provides further lighting from the south facing aspect and bi folding



General information

- Tax Band:	G
- Sqft:	3810.00 sq ft
- Plot:	0.31 acre(s)
- Bedrooms:	4
- Bathrooms:	2
- Postcode:	WA15 0AJ



doors leading onto the rear garden. From the kitchen there is a small prep kitchen area and access into a double garage.

Continuing to the first floor, and experiencing the stained glass window, which pours an abundance of natural light, you are able to access four double bedrooms and a family bathroom. The main bedroom offers a dressing area and modern ensuite with under floor heating. The bedroom also has a Juliet balcony over looking the rear garden. The bedroom also has loft access which offers the opportunity to be converted due to its high ceiling pitch and size. The upgraded family bathroom is a four piece suite with underfloor heating.

Externally the property sits on 0.31 acres with a good portion of this being the south facing enclosed lawned rear garden with bordering shrubs and trees. To the front there is an in and out drive way and ample off road parking.

Viewings are truly advised to appreciate this stunning home.









TOTAL FLOOR AREA : 3810sq.ft. (354.0 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

