759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel **01925 417091**
Email **info@howellandco.co.uk**

www.howellandco.co.uk

HOWELL & CO.
SALES & LETTINGS

2 Dashwood Close, Warrington, WA4 3JA

£925,000

STUNNING EXTENDED DETACHED FAMILY HOME, FIVE DOUBLE ENSUITE BEDROOMS, DRESSING ROOMS TO MASTER AND GUEST BEDROOMS, HIGH SPEC FITTINGS THROUGHOUT, FABULOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM WITH INTEGRATED APPLIANCES AND BI FOLDING DOORS TO THE REAR GARDEN, HIGHLY SOUGHT AFTER LOCATION, SOLAR PANELS WITH BATTERY STORAGE, CAT 5 ETHERNET CABLING THROUGHOUT, LAUNDRY CHUTE, UNDER FLOOR HEATING, SEPARATE UTILITY ROOM, AMAZING LANDSCAPED GARDENS WITH HOT TUB, DOUBLE GARAGE, PARKING FOR SEVERAL VEHICLES, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this stunning family home which offers excellent accommodation and is situated in a highly sought after location within easy reach of reputable and well established schools The property which occupies an enviable corner position offers spacious accommodation complimented by under floor heating. The accommodation briefly comprises a welcoming reception hall, attractive family lounge with "Log Burning Stove", study, dining room. fabulous open plan kitchen/dining and family room fitted with a range of contemporary units including a central island with instant boiling water tap,. open plan family room with bi-fold doors opening to the rear garden, utility room and cloakroom/w.c, first floor landing, five double bedrooms each with ensuite facilities. The master and guest bedroom have additional dressing rooms along with French doors from the master bedroom opening to a "Juliette" balcony over looking the rear garden. Externally the property has amazing landscaped gardens, driveway parking for several vehicles and a double garage. Viewing highly recommended.

ENTRANCE HALLWAY

Welcoming entrance L shaped entrance hallway with turning staircase leading to the first floor accommodation, ceramic tiled floor, coved ceiling, built in storage, Upvc double glazed window to the rear elevation.

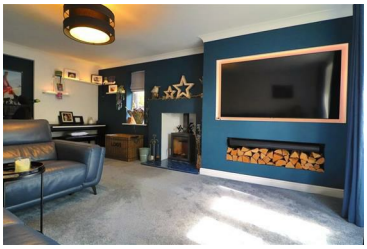
SIDE VESTIBULE

With external door giving access to the side driveway, ceramic tiled floor, access to the utility room and cloakroom/w.c.

CLOAKROOM/W.C

Fitted with a low level w.c and wash hand basin.

LOUNGE

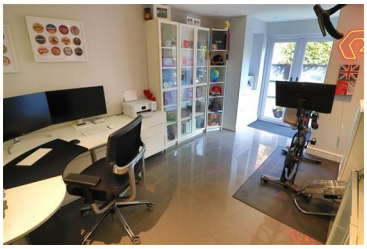
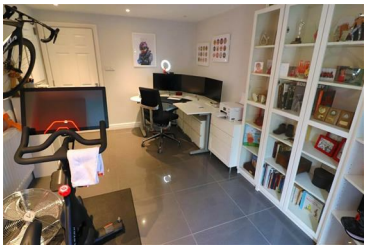


Atractive family lounge with dual aspect Upvc double glazed windows including a bay to the front elevation, feature inset "Log Burning Stove, media wall with back lighting and log store.

DINING ROOM

Good sized dining room with a Upvc double glazed window to the front elevation.

STUDY

Offering versatile additional accommodation with ceramic tiled flooring, inset ceiling spot lighting and a walk in box bay with Upvc double glazed French doors leading to the side elevation.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Fabulous open plan kitchen/dining/family area fitted with a range of contemporary high floss units including a central island with breakfast bar, granite work tops with an inset stainless steel sink and mixer tap, integrated fridge freezer and dishwasher, built in stainless steel electric oven and combination oven, halogen hob with extractor unit, two wine coolers, bay from the kitchen area with side Upvc double glazed windows and French doors leading to the rear garden, inset ceiling spot lighting, Bi folding doors from the family area opening to the covered patio area, ceramic tiled flooring throughout.

OPEN PLAN FAMILY ROOM

UTILITY ROOM

Fitted with a range of high gloss wall and base units incorporating an inset stainless steel sink with mixer tap, plumbed for a washing machine, space for a dryer, integrated fridge and freezer, inset ceiling spot lighting, Upvc double glazed window to the side elevation, exterior door leading to the rear garden, access door leading to the double garage.

FIRST FLOOR LANDING

Galleried landing with a Upvc double glazed window to the front elevation, coved ceiling.

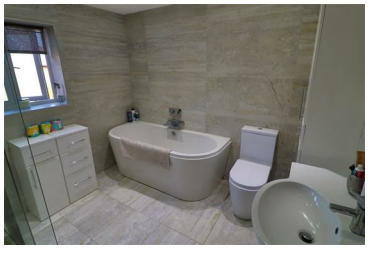
MASTER BEDROOM

Stunning master bedroom with a vaulted ceiling, angular Upvc double glazed windows to the rear elevation, Upvc double glazed French doors opening to a glass "Juliette" balcony with garden views, wall light points, access doors leading through to the dressing room and ensuite bathroom.

DRESSING ROOM

With a range of fitted units, inset ceiling spot lighting.

ENSUITE BATHROOM



Impressive ensuite bathroom with four piece suite comprising: Shaped bath with waterfall mixer tap, vanity wash hand basin

with mixer tap, low level w.c and walk in double shower area with glass screening, ceramic tiled walls and door, inset ceiling spot lighting, Upvc double glazed window to the rear elevation.

BEDROOM TWO

Good sized guest bedrooms with dual aspect Upvc double glazed windows, coved ceiling, access doors leading to the dressing room and ensuite shower room.

DRESSING ROOM

With built in storage units.

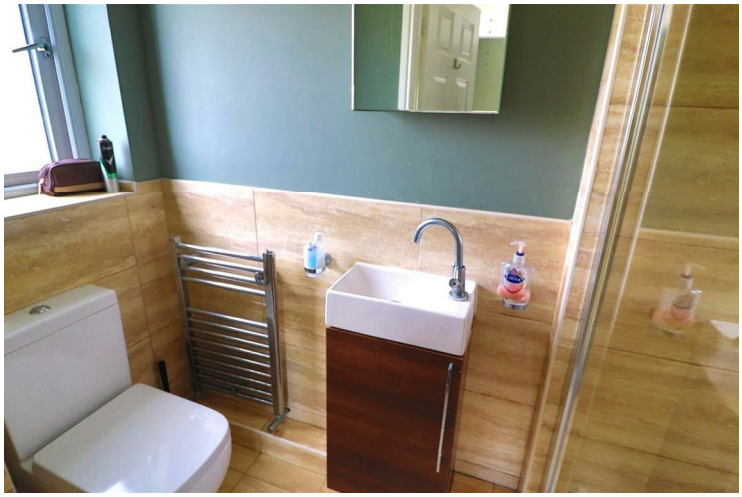
ENSUITE SHOWER ROOM

Fitted with a low level w.c, wash hand basin with under storage unit, walk in shower area with curved glass screen and ceramic tiling, ceramic tiled floor, Upvc double glazing, inset ceiling spot lighting.

BEDROOM THREE

Double bedroom with a Upvc double glazed window to the front elevation, built in wardrobes and storage, access door to the ensuite shower room.

ENSUITE SHOWER ROOM



Fitted with a low level w.c, wash hand basin with mixer tap and shower enclosure, part tiled walls, ceramic tiled floor, heated chrome towel radiator, Upvc double glazed window to the side elevation.

BEDROOM FOUR

Double bedroom with a Upvc double glazed window to the side elevation, built in wardrobes and storage, access door leading to the ensuite

ENSUITE BATHROOM

Fitted with a three piece bathroom suite comprising: low level w.c, panelled bath with shower and screen, wash hand basin with mixer tap and under storage unit, illuminated mirror, tiled walls, ceramic tiled floor.

BEDROOM FIVE

Double bedroom with a Upvc double glazed window to the side elevation, fitted mirrored wardrobes, wood laminate flooring, access door leading to the ensuite bathroom.

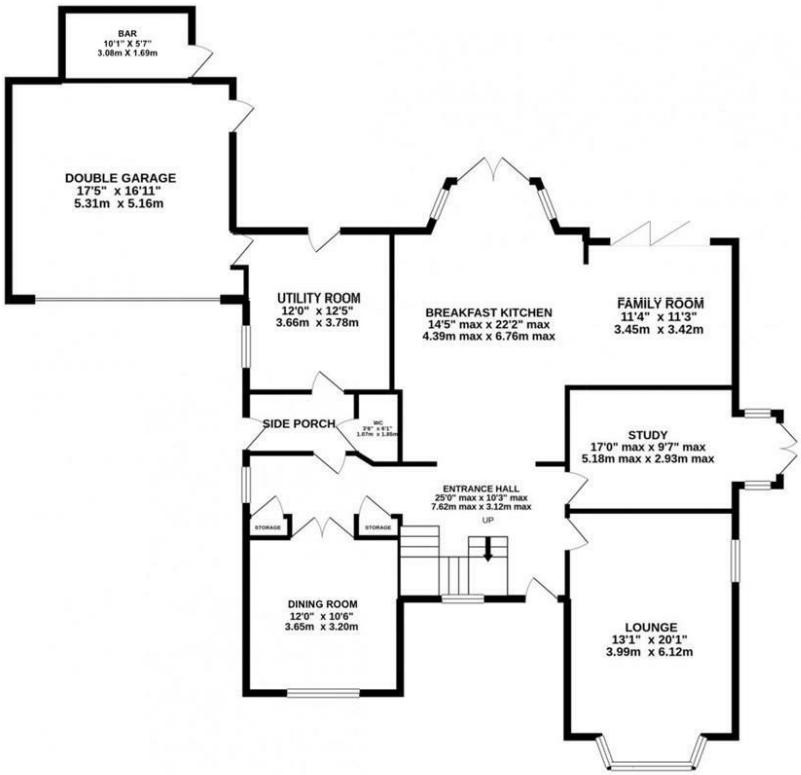
ENSUITE BATHROOM

Fitted with a three piece comprising: wash hand basin with mixer tap and under storage unit, low level w.c and panelled bath with shower over and glass screen, part tiled walls, wood laminate flooring.

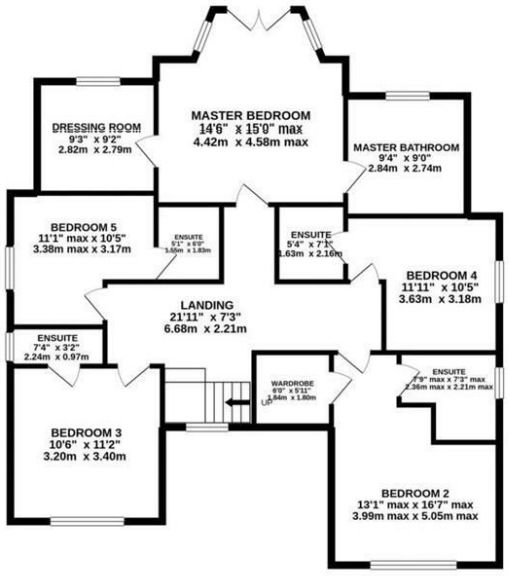
OUTSIDE

Externally there are stunning landscaped gardens perfect for relaxation and entertaining which include shaped artificial lawned areas, coved resin patio and pathways, raised beds, feature areas, mature borders, bar area, and hot tub with Pergola. There is driveway parking for several vehicles leading to a double garage with electric roller door.

GROUND FLOOR
1729 sq.ft. (160.6 sq.m.) approx.



1ST FLOOR
1250 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA : 2979 sq.ft. (276.8 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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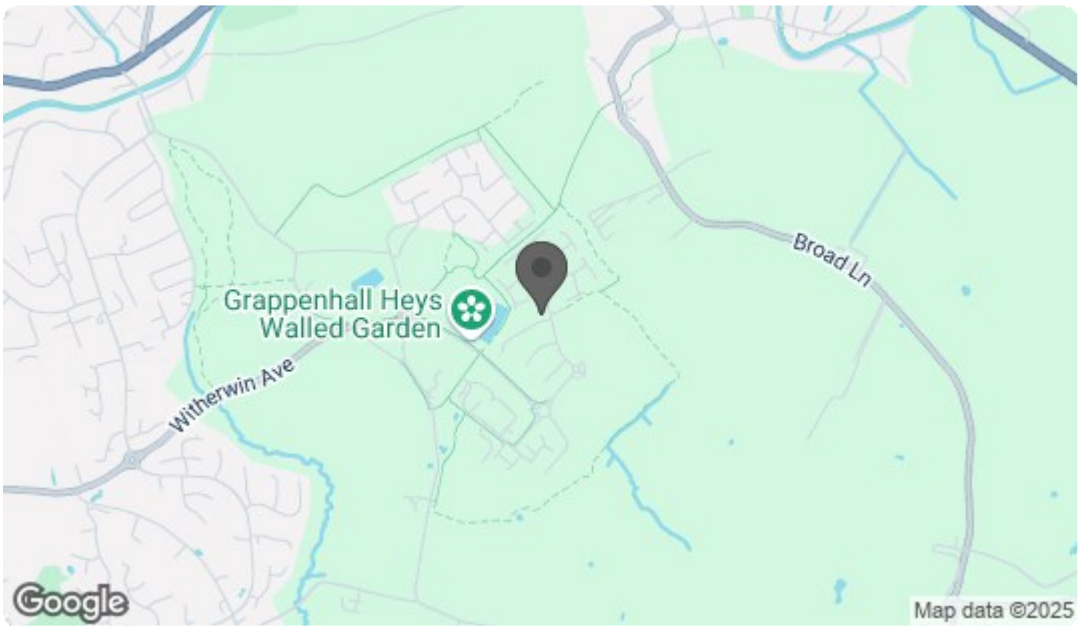

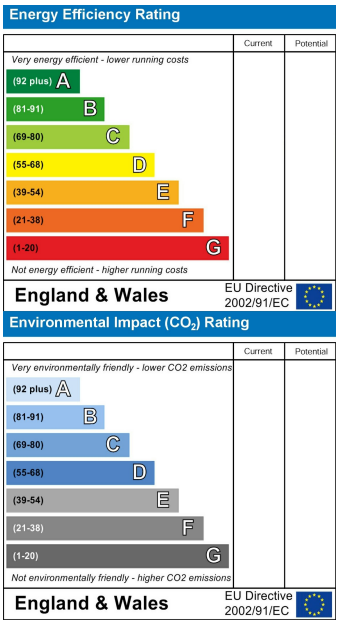

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