



## The Parade, Parkgate, Cheshire CH64 6RN

- Opulent Four Double Bedroom Detached Family Residence
- Sumptuous Accommodation Appointed to Exacting Standards
- Expansive and Luxurious Open Plan Living Kitchen Diner
- Master Bedroom with Walk in Wardrobe and Modern En Suite
- Set Back from the Road with Ample Parking and Detached Garage
- Striking Contemporary Design and Uncompromising Quality
- Hallway, Spacious Lounge and Study with Direct Estuary Views
- Cloakroom, Practical Utility Room and Downstairs W.C
- Three Further Double Bedrooms and Stylish Four Piece Bathroom
- Landscaped Private Rear Garden Designed with a Mediterranean Influence



£895,000





















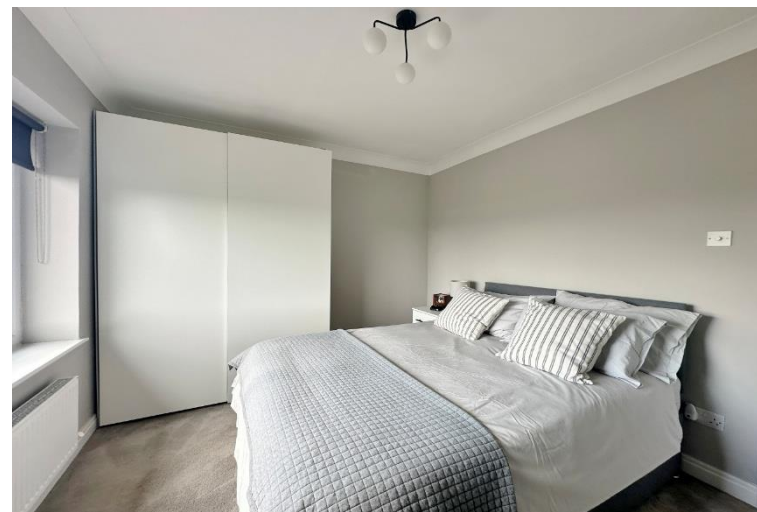


























## Description

A truly exceptional four double bedroom detached residence, this remarkable home showcases a seamless blend of striking contemporary design and uncompromising quality throughout. Perfectly positioned in a sought after coastal setting, this home is just moments from the vibrant heart of Parkgate, with its charming selection of restaurants and local attractions. The property also benefits from captivating panoramic vistas stretching across the estuary to the rolling Welsh Hills, an impressive setting that must be viewed to be fully appreciated.

Boasting an attractive frontage and modern architectural flair, beautifully presented and ready to move into. Offering executive living space, the interior is appointed with fresh, tasteful décor and bathed in natural light, creating an inviting and luxurious atmosphere. No expense has been spared in the creation of this exemplary property.

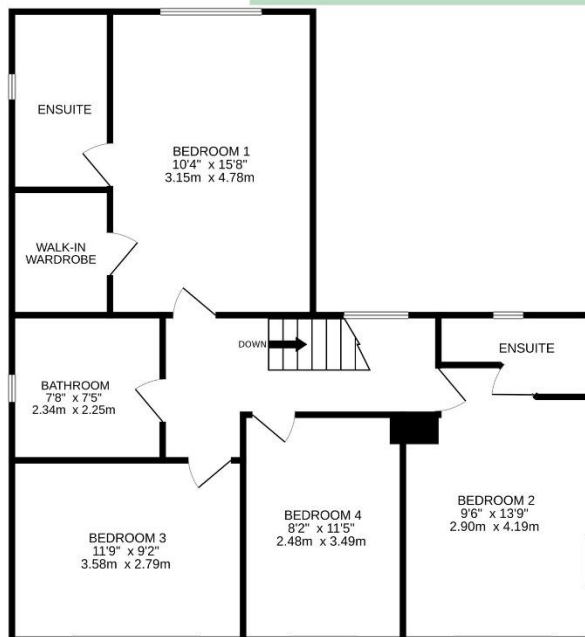
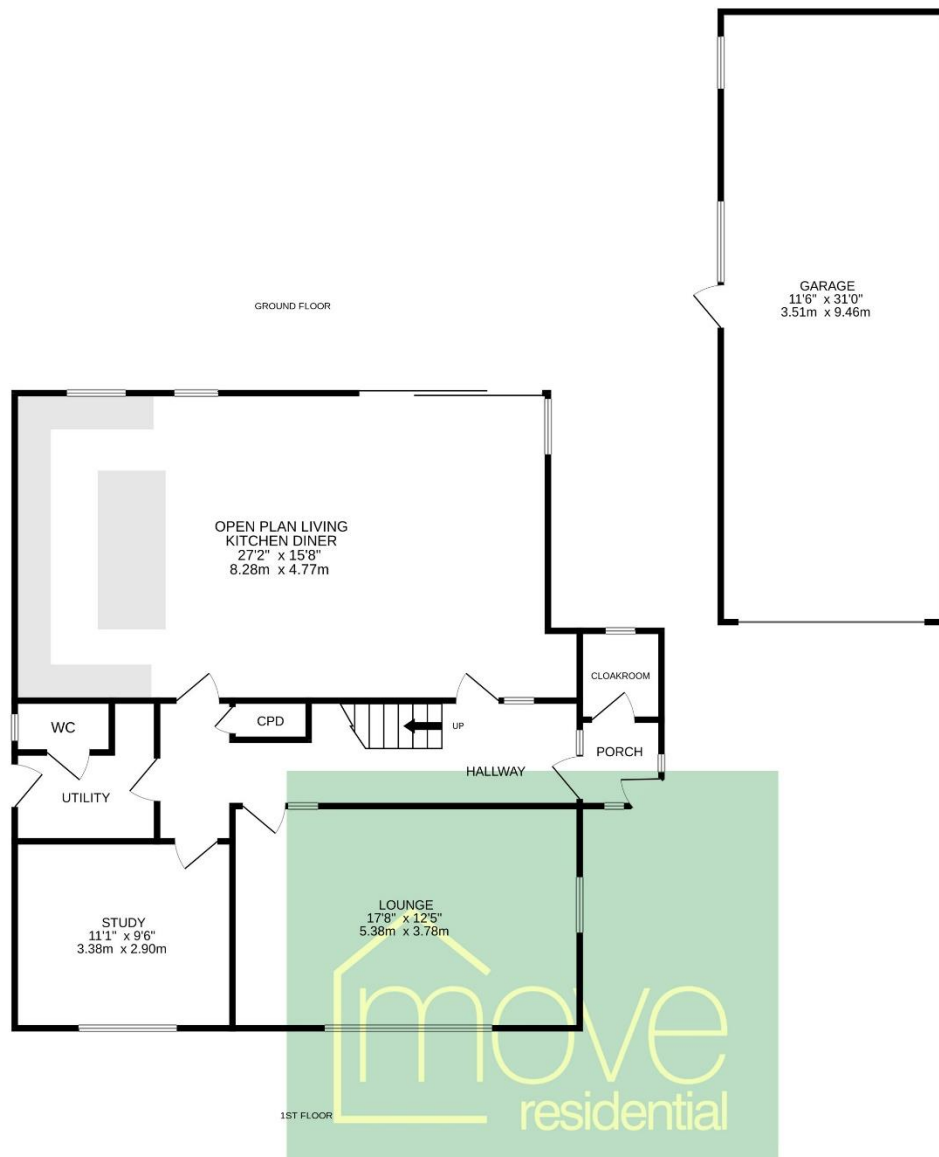
Upon entering, the hallway sets the tone with its contemporary wood slatted balustrade, creating a stylish yet welcoming first impression. From here, the accommodation flows effortlessly through the ground floor, with each space designed to maximise functionality and comfort. The heart of the home is undoubtedly the expansive open plan living kitchen diner. This space is bathed in natural light thanks to a striking ceiling lantern, enhancing the sense of space and openness. The shaker style kitchen is finished with elegant quartz worktops and centred around a large island, perfect for both everyday living and entertaining. A comprehensive range of appliances is integrated seamlessly, including a wine chiller, two ovens with matching grills, a plate warmer, microwave oven, fridge freezer and a dishwasher.

Both the lounge and the study enjoy uninterrupted views across the Dee Estuary, providing tranquil and inspiring settings. These rooms along with all the front facing windows are enhanced by solar controlled glass, which are subtly tinted to ensure privacy while still allowing the panoramic scenery to be fully appreciated. The study offers a quiet retreat ideal for remote working, while the lounge provides a perfect setting for relaxation and entertaining guests.

The upper floor offers a continuation of the home's thoughtful layout, featuring spacious and comfortable bedrooms. The principal suite is a standout feature, complete with a walk-in wardrobe and a sleek, contemporary en suite shower room. Three additional double bedrooms, all bright and tastefully decorated, take full advantage of the property's elevated position with each enjoying stunning views over the estuary. En suite to bedroom two and a luxurious four-piece family bathroom adds to the sense of comfort and refinement found throughout this impressive home.

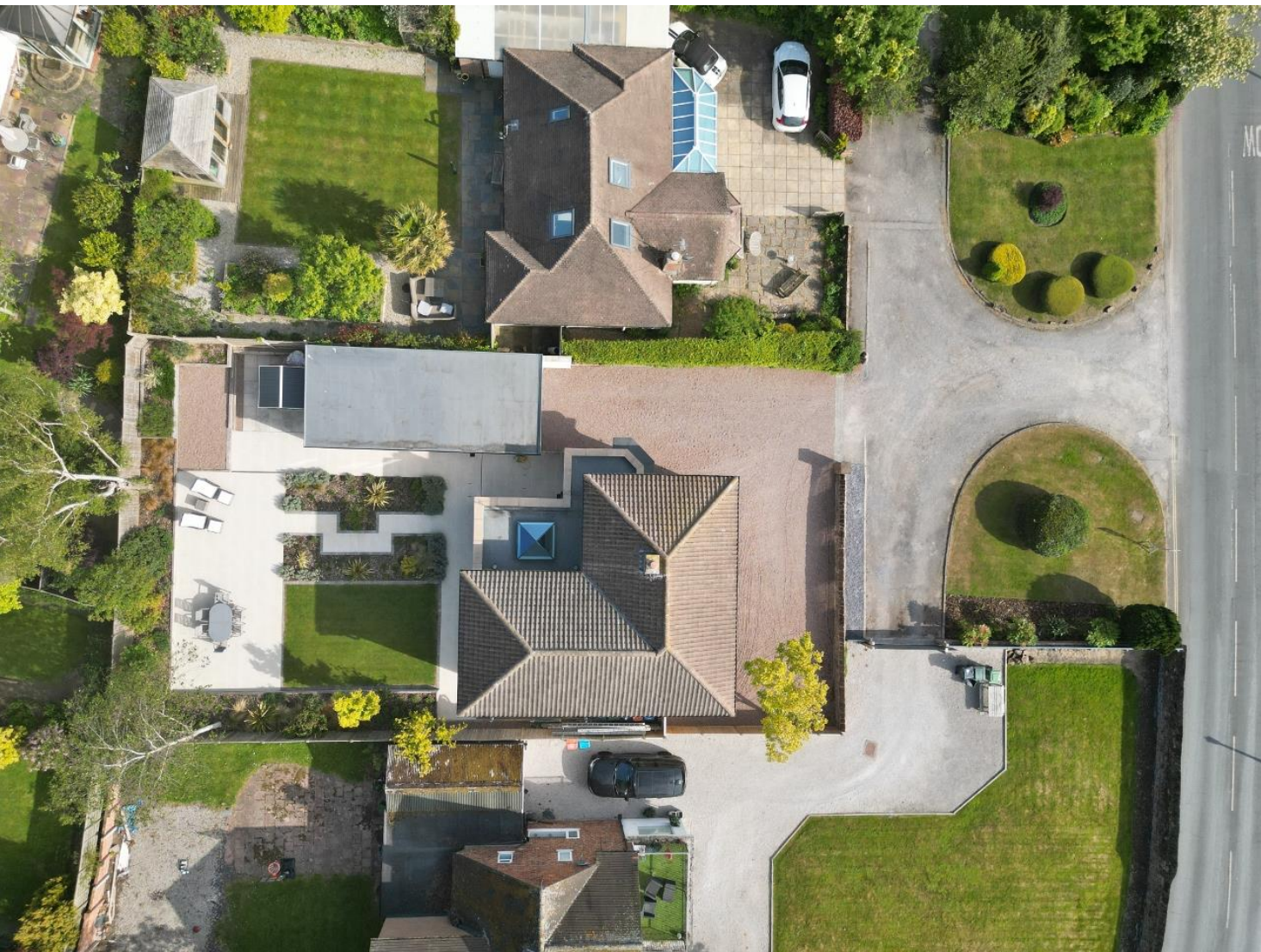
Externally, the property benefits from ample off-road parking for four to five vehicles, complemented by a detached garage offering additional storage or workshop potential. The rear garden is a true sanctuary, designed in a Mediterranean style and offering complete privacy. With its porcelain tiled patio, lush lawn, and mature, planting borders, the garden is an idyllic space for outdoor living.





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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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.