



## ***25 Rookery Rise, Winsford, CW7 3EA***

***£350,000***

*Prepare to be blown away by this beautifully presented and wheelchair-friendly detached home. The property has been finished to a high standard and thoughtfully adapted to create an exceptional accessible and open plan living environment, ideal for entertaining. With a beautiful flowing layout with a lounge, dining area and kitchen seamlessly connecting through to the conservatory, creating a bright and sociable living space. There are two extended bedrooms, with the principal bedroom benefiting from a sun room/guest area, both enhanced by striking feature roof lanterns that flood the rooms with natural light. A guest WC and a stylish wet room, complete with a bath, complete the internal accommodation. Outside, the property continues to impress with low-maintenance AstroTurf lawns, composite decked pathways, a garage and a driveway, providing both practicality and curb appeal.*

## **Accommodation**

### **ENTRANCE HALL**

*Accessed via the entrance door, with a double glazed window to the side elevation, wall mounted radiator, engineered oak flooring, doors lead to the lounge and guest WC.*

### **GUEST WC**

*With a double glazed opaque window to the front elevation. Fitted with a low level WC and hand wash basin encased in a vanity unit.*

### **LOUNGE/DINER/KITCHEN 23' 8" x 21' 9" (7.21m x 6.63m)**

*Truly the hub of the home, this superb open-plan living space is open-plan living at its finest. Incorporating the lounge, dining area and kitchen, leading through to the conservatory, creates a fantastic environment for entertaining friends and family, with a wonderful sense of space and flow. The lounge/dining area has a double glazed bay window to the front elevation, wall mounted radiator, engineered oak flooring and feature fire place, plantation blinds open into the conservatory. The kitchen is fitted with a range of base and wall units with work surface over incorporating a one and a half bowl composite sink with mixer tap. Cookmaster triple oven and five ring gas hob, integrated dishwasher and space and plumbing for washing machine. Cupboard houses the boiler. With a double glazed window to the side elevation and a door leads to the side.*

### **CONSERVATORY 7' 1" x 21' 0" (2.16m x 6.4m)**

*A superb addition. Over looking the garden, this lovely conservatory with underfloor heating is currently used as a dining area, ideal when entertaining. Double glazed French doors lead to the garden.*

### **REAR HALL**

*A cupboard houses the water tank and doors lead to the Wet room and bedrooms.*

### **BEDROOM ONE 11' 8" x 14' 6" (3.56m x 4.42m) And relax!**

*A stunning main bedroom, complete with fitted bedroom furniture, engineered oak flooring, wall mounted radiator and plantation blinds which lead through to the sun/guest room.*

### **SUN/GUEST ROOM 7' x 11' 11" (2.13m x 3.63m)**

*A versatile room which can be used to relax and admire the garden or a guest room. With engineered oak flooring and underfloor heating, double glazed window to the side elevation and double glazed French doors which lead to the garden. Feature lantern with electric blinds.*

### **BEDROOM TWO 16' 9" x 9' 6" (5.11m x 2.9m)**

*With double glazed French doors which lead to the garden and feature lantern with electric blinds. wall mounted radiator and engineered oak flooring.*

### **WET ROOM**

*With a double glazed opaque window to the side elevation. Fitted with a suite comprising low level WC, hand wash basin, panelled bath and shower, tiled walls and extraction.*

### **EXTERNALLY**

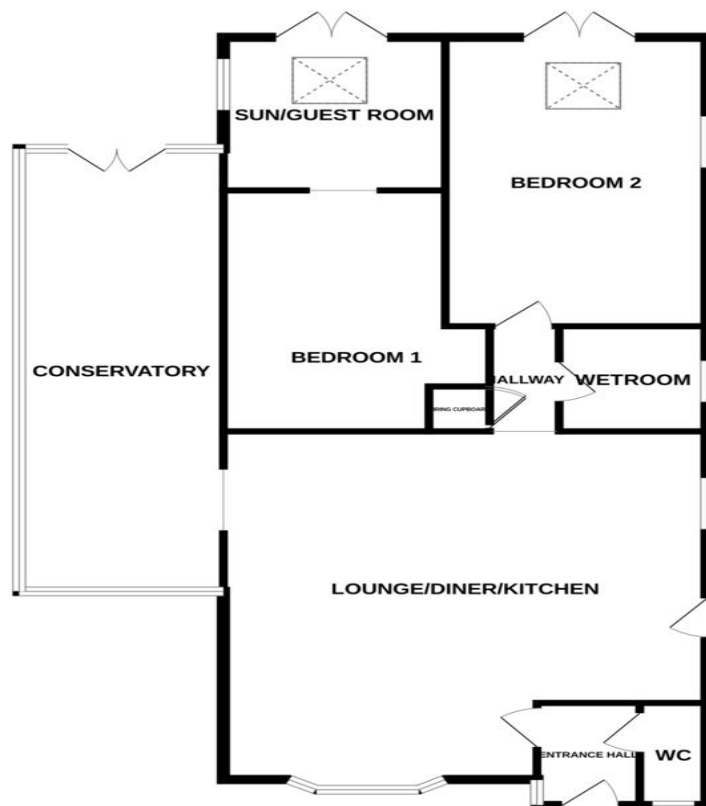
*The entrance door is approached via a pathway to the front, bordered by well established shrubs and gated access leading to the side. A composite decked pathway guides you through to the private*



*rear garden, an ideal space for both entertaining and relaxing. The garden is designed for low maintenance living, featuring AstroTurf lawns and composite decking and pathways all of which are wheel chair friendly. The garage benefits from power, lighting and water whilst the driveway provides convenient off road parking.*



GROUND FLOOR



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