



BANASTRE DRIVE, NEWTON-LE-WILLOWS, WA12 8BE



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An Exceptional Executive Family Home | Approx. 1,855 Sq Ft | Head of Cul-de-Sac | Largest Plot on Development | No Chain

Boasting approximately 1,855 sq. ft of accommodation, this substantial detached property represents the **largest style of home on the development**, enjoying an outstanding **head-of-cul-de-sac position** and a plot believed to be the largest within the scheme. The home immediately impresses with a **spacious galleried reception hallway**, setting the tone for the scale and layout throughout.

The **ground floor** offers highly versatile living space, including a **large bay-fronted lounge with patio doors opening onto the generous gardens**, a separate dining room, breakfast kitchen, **useful utility room**, cloaks/W.C, study and access to the **twin garage**. The layout works perfectly for modern family life, entertaining and home working alike.

To the **first floor** are **four well-proportioned bedrooms**, including a principal bedroom with a **contemporary en-suite**, complemented by a modern family bathroom. Externally, a **generous driveway** provides ample off-road parking, while the **extensive lawned gardens extend to the rear and side**, offering excellent privacy and outdoor space. **No chain involved** and ideally located within easy reach of **Newton-le-Willows train station and the buoyant High Street**.





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Approx. Gross Internal Floor Area 1855 sq. ft / 172.33 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick, Tile and Render

Heating type: Gas Central Heating

Broadband: Standard 15 Mbps download 1 Mbps upload
Superfast 80 Mbps download 20 Mbps upload, Ultrafast
download 10,000 Mbps 10,000 Mbps upload

Mobile Signal/Coverage: Three 81% EE 71% O2 72%
Vodafone 69%

Flood Risk: Very low (surface water, rivers and sea)

Conservation area: No

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band E

Tenure:

Freehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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