



8 Plover Avenue, Winsford, CW7 1LA



Occupying a substantial plot in one of Winsford's most desirable residential locations, this individually designed detached bungalow offers a rare opportunity to acquire a home with space, character and exceptional future potential.

Situated just off Moors Lane on the highly regarded Plover Avenue development, the property enjoys a unique setting within a neighbourhood unlike many others in the town. Developed during the late 1960s and 1970s, many of the homes were individually commissioned and self-built, meaning no two properties are exactly the same. This individuality continues to make the area one of Winsford's most sought-after locations, offering a blend of established residential living with a semi-rural feel.

Set well back from the road, the property occupies a generous plot with extensive driveway parking for six or more vehicles, together with an attached garage. The size of the plot and abundance of parking are features rarely found in comparable bungalows.

£380,000



Internally, the accommodation is both spacious and versatile. A long welcoming hallway provides access to all principal rooms, including a fitted kitchen complete with breakfast bar area, integrated dishwasher and range-style gas cooker.

Whilst the property has been exceptionally well cared for and maintained by its current owners over the past 21 years, it also presents an exciting opportunity for a new owner to update and personalise the accommodation to suit their own tastes and requirements.

To the rear of the property, the generous lounge enjoys windows to multiple aspects, creating a bright and airy living space with attractive views over the garden. An exceptionally large dining room provides the perfect setting for family gatherings and entertaining, whilst two substantial double bedrooms offer comfortable accommodation, with the principal bedroom benefiting from an en-suite shower room.

One of the property's most appealing attributes is its flexibility. Subject to any necessary approvals, there is potential to reconfigure the existing layout to create a three-bedroom home. By incorporating the dining space into an open-plan kitchen, dining and living arrangement, the current lounge could be adapted to provide a further generous bedroom, making the property suitable for a variety of future lifestyle needs.

Outside, the rear garden is predominantly laid to lawn, offering a private and peaceful setting whilst remaining easy to maintain. Direct access from the garage into the kitchen adds further practicality to everyday living. Properties in this location are seldom available, particularly those offering such generous accommodation, extensive parking, large gardens and the opportunity to create a truly bespoke home. Early viewing is highly recommended to fully appreciate the lifestyle and potential on offer.

DETAILS

Front View & Driveway:

The property enjoys an impressive frontage, featuring a substantial block-paved driveway capable of accommodating several vehicles, alongside an attractive lawned area that contributes to the property's overall appeal whilst remaining easy to maintain.

Kitchen: 4.88m (16' 0") x 3.70m (12' 2")

The kitchen is fitted with a range of contemporary wall and base units complemented by modern work surfaces and a practical breakfast bar, creating an ideal space for both everyday living and informal dining. A uPVC double glazed window to the front elevation provides plenty of natural light, whilst integrated appliances include a dishwasher, together with designated space for a washing machine and American-style fridge freezer. A striking range-style cooker forms an attractive focal point, complemented by a one-and-a-half bowl sink unit with chrome mixer tap. The room is finished with a tiled floor, inset ceiling spotlights and under-unit lighting, enhancing both the style and functionality of this well-appointed space.

Rear Side View:

A particular feature of the property is the generous side patio, accessed directly from the rear of the property via a secure side gate. Thoughtfully laid to flagstone, this private outdoor space lends itself perfectly to outdoor entertaining, whether hosting family and friends, creating an outdoor kitchen area, or simply enjoying the afternoon and evening sun in peaceful surroundings.

Rear Property View:

The enclosed rear garden offers a private and peaceful setting, predominantly laid to lawn for straightforward upkeep and complemented by paved pathways to two sides, a patio area ideal for outdoor dining and a useful garden shed for additional storage.

Lounge: 5.20m (17' 1") x 3.48m (11' 5")

Located to the rear of the property and overlooking the beautifully maintained garden, the impressive lounge (5.20m x 3.48m) provides a bright and welcoming living space. Two large uPVC double glazed windows and a patio door allow an abundance of natural light to pour into the room whilst framing attractive views of the garden beyond. With direct access to the side patio terrace and a peaceful, private outlook, this room offers far more than simply a place to sit—it is a relaxing haven at the heart of the home.

Dining Area: 3.70m (12' 2") x 3.58m (11' 9")

Far more than simply a dining room, this impressive reception space measures a generous 3.70m x 3.58m and offers excellent versatility for modern living. Open to the hallway, the room enjoys a wonderful sense of space and natural flow throughout the property, whilst a uPVC double glazed window to the side elevation provides ample natural light.

Conveniently positioned adjacent to the kitchen and benefitting from a traditional serving hatch, the room is perfectly suited to formal dining and entertaining. However, its generous proportions also lend themselves to a variety of alternative uses, including a home office, snug, hobby room or additional sitting area, allowing future owners to tailor the space to their individual lifestyle requirements.

Given its size and position within the property, this room may also appeal to purchasers considering a more open-plan layout, subject to any necessary approvals.

Master Bedroom: 4.54m (14' 11") x 3.10m (10' 2")

Positioned to the rear of the property and enjoying attractive views over the main garden, the principal bedroom is a spacious and peaceful retreat. Generous in size, the room benefits from a large uPVC double glazed window overlooking the garden, together with a full-height side window that allows an abundance of natural light to flood the space throughout the day.

The combination of its private outlook, bright dual-aspect feel and comfortable proportions creates a wonderfully relaxing environment, ideal for unwinding at the end of the day. Further enhancing its appeal, the bedroom benefits from direct access to a private en-suite shower room.

En-suite: 2.20m (7' 3") x 1.79m (5' 10")

The larger than average en-suite comprises; a white suite of low level WC, hand wash basin with chrome taps, shower cubicle with mains shower, partially tiled walls and a high level uPVC double glazed window to the side elevation.

Bedroom Two: 3.54m (11' 7") x 3.10m (10' 2")

Bedroom Two is another generously proportioned double bedroom, measuring 3.54m x 3.10m, and enjoys a delightful outlook over the property's attractive lawned frontage. Set well back from the road within this peaceful residential setting, the room benefits from a surprising degree of privacy and tranquility, with views that create the impression of looking out onto a private garden rather than a typical residential street.

Bedroom Two: (continued)

The room offers excellent flexibility for a variety of uses, whether as a guest bedroom, children's room or home office. Its generous proportions are demonstrated by the current arrangement, which comfortably accommodates two single beds together with additional bedroom furniture, whilst still maintaining a spacious feel

Bathroom: 3.10m (10' 2") x 1.79m (5' 10")

The main bathroom, all neutral in decor, comprises; white suite with white bath, chrome mixer taps, low level WC and vanity wash hand basin, uPVC double glazed window to the side elevation, tiled floor and partially tiled walls over the bath and hand wash basin. Once again, spacious in size.

Garage: 5.49m (18' 0") x 2.50m (8' 2")

The garage houses the property's boiler, mains consumer unit and gas and electricity meters, all conveniently located for access and maintenance. Another great space offering flexibility of use. With an up and over main access door to the front and a uPVC double glazed door providing access to the rear of the property.

Lifestyle & Future Potential:

A Home for Today, with Options for Tomorrow

Having been lovingly maintained and enjoyed by the current owners for over 21 years, this bungalow offers far more than simply generous accommodation in a highly desirable location. One of its most appealing attributes is the flexibility it presents to future owners.

The existing layout works exceptionally well as a spacious two-bedroom home, with generous reception space, light-filled rooms and attractive garden views throughout. However, buyers looking for additional bedroom accommodation may immediately recognise the opportunity to reconfigure the property to suit their own requirements.

Subject to any necessary approvals, the current dining room and kitchen may lend themselves to being combined to create a substantial open-plan kitchen, dining and family space, subject to any necessary approvals, allowing the existing lounge to become a third double bedroom. This reimagining of the layout could create a spacious three-bedroom bungalow without compromising the overall feel of the home.

For those requiring even greater accommodation, the generous proportions of the existing lounge may offer scope for alternative arrangements, potentially creating additional bedroom space whilst still retaining comfortable living areas elsewhere within the property.

The attached garage also presents exciting possibilities. Whether retained for storage and parking, utilised as a workshop, home gym, hobby room or, subject to any necessary consents, incorporated into the main accommodation, it offers further flexibility for changing lifestyle needs. Of course, these possibilities are entirely optional. The property has served its current owners beautifully in its present form and remains an exceptionally comfortable and practical home exactly as it is today. However, for buyers seeking a property capable of evolving alongside their future plans, this bungalow offers a rare combination of immediate enjoyment and long-term potential.





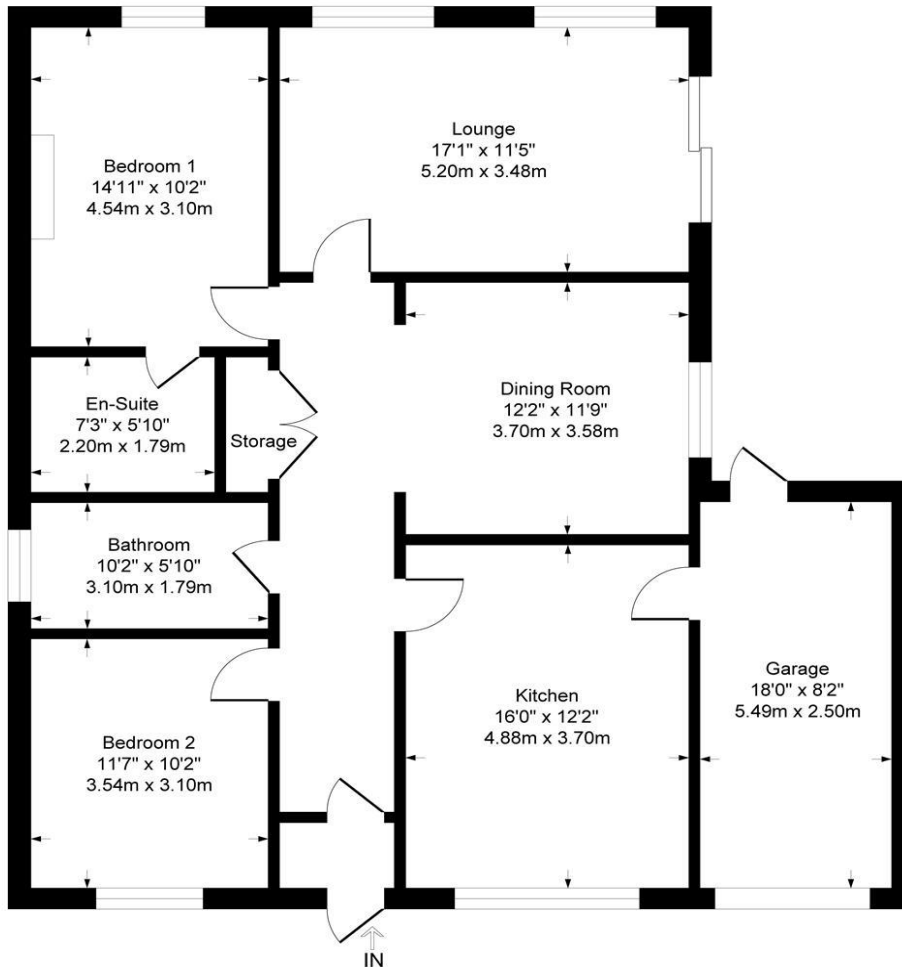


FEATURES

- Prestigious moors lane location, one of Winsfords most desirable residential areas
- Exceptional detached bungalow occupying a substantial plot with extensive gardens
- Driveway parking for 6 or more vehicles plus attached garage
- Individually designed home within a unique self-build development where no two properties are the same
- Flexible accommodation offering scope to create three or potentially four bedrooms, subject to any necessary approvals
- Generous living space including a superb garden-facing lounge and spacious dining room
- Peaceful semi-rural setting combining privacy, space and convenience
- Cherished family home for over 20 years, offering exciting potential to modernise and personalise
- Council tax band D

Floorplan

**Approximate Gross Internal Area
1290 sq ft - 120 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

LMS Property, 376 High Street, Winsford, Cheshire, CW7 2DP
01606 594455 Sales@LMSproperty.co.uk

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