

5 CROFTERS WAY

SAUGHALL, CH1 6AA



Welcome to 5 Crofters Way, a beautifully presented and thoughtfully modernised four-bedroom detached family home, lovingly improved by the current owners to create an exceptional home that perfectly balances style, comfort and practicality within walking distance of the village of Saughall.

THE GRAND TOUR

The property welcomes you into a spacious and inviting reception hallway, creating an impressive first impression. A striking oak and glazed staircase rises to the first floor, while two generous storage cupboards provide excellent practicality. A large window on the half landing allows natural light to flood the space, creating a bright and airy atmosphere throughout.

Positioned to the front of the home is the elegant living room, a generous reception space centred around a feature fireplace with a marble surround. A large bay window enhances the room, while an open archway leads seamlessly into the dining room, where French doors open onto the rear garden, creating an ideal space for both everyday family living and entertaining.

The contemporary kitchen has been beautifully refitted with cream shaker-style cabinetry complemented by granite worktops and an excellent range of integrated appliances. Running the full length of the room, it offers an abundance of storage and preparation space, making it both practical and stylish. Completing the ground floor accommodation is a modern cloakroom/WC.

Upstairs, the feeling of space continues. The impressive principal bedroom enjoys a front aspect and benefits from quality Sharps fitted wardrobes incorporating hanging rails, shelving and a useful dressing area, together with an additional storage cupboard. There are three further well-proportioned bedrooms, two of which feature fitted wardrobes, all served by a beautifully appointed family bathroom fitted with a contemporary four-piece suite that delivers a real 'wow' factor.

Outside, the property occupies a deceptively spacious plot. To the front, a beautifully paved driveway provides off-road parking and leads to the double garage, complemented by a well-stocked garden featuring an



attractive selection of mature shrubs. The rear garden is undoubtedly a highlight, offering an exceptional degree of privacy and a peaceful Japanese-inspired design. Beautifully landscaped for low-maintenance enjoyment, it provides a tranquil setting with several seating areas, making it the perfect place to relax or entertain.

A detailed description:

ENTRANCE VESTIBULE

Front aspect UPVC double glazed obscure glazed front door, ceiling mounted light fitting, fitted matwell and timber glazed internal door leading to the reception hallway.

RECEPTION HALLWAY – 11'11" x 6'7"

Ceiling mounted light fitting, stairs rising to the first floor, double panel radiator, coved ceiling, under-stairs storage cupboard, additional deep storage cupboard with double doors. Doors to the kitchen and living room.

LIVING ROOM – 13'7" x 11'0"

Front aspect UPVC double glazed bay window, double panel radiator, coved ceiling, ceiling mounted light fitting and feature electric fireplace with marble surround. Open archway leading through to the dining room.

DINING ROOM – 13'10" x 7'11"

Rear aspect UPVC double glazed French doors opening onto the rear garden with adjoining UPVC double glazed window, double panel radiator, coved ceiling and ceiling mounted light fitting.

KITCHEN – 13'0" x 7'9"

Rear aspect UPVC double glazed window. Fitted with a comprehensive range of wall and base units complemented by granite preparation surfaces and tiled splashbacks. One and a half bowl sink with drainer grooves and mixer tap. Integrated Grundig electric hob with multi-speed extractor hood over, Lamona electric oven, Lamona combination oven, pull-out pantry cupboard, integrated fridge, integrated freezer and integrated dishwasher. Cupboard housing the central heating boiler, double panel radiator, laminate flooring, recessed ceiling spotlights and timber glazed door leading to the rear hall.

REAR HALL – 4'0" x 2'8"

Continuation of the laminate flooring from the kitchen, ceiling mounted light fitting, UPVC double glazed obscured glazed door providing access to the outside and door leading to the cloakroom/WC.



WC – 4'9" x 3'1"

Side aspect UPVC double glazed obscure glazed window, single panel radiator, concealed cistern low-level WC and wash hand basin set within a vanity unit with mixer tap and tiled splashback. Ceiling mounted light fitting.

FIRST FLOOR

Half landing with front aspect UPVC double glazed window providing excellent natural light.

LANDING – 16'2" x 9'9"

Ceiling mounted light fitting, access to the loft space, airing cupboard housing the hot water cylinder and doors leading to all four bedrooms and the family bathroom.

BEDROOM ONE – 14'9" x 10'4"

Front aspect UPVC double glazed window, double panel radiator, ‘Sharps’ fitted wardrobes with integrated dressing table, additional built-in storage cupboard, coved ceiling and ceiling mounted light fitting.

BEDROOM TWO – 11'3" x 10'10"

Rear aspect UPVC double glazed window, double panel radiator, ‘Sharps’ fitted wardrobe furniture, coved ceiling and ceiling mounted light fitting.

BEDROOM THREE – 11'3" x 9'9"

Rear aspect UPVC double glazed window, double panel radiator, coved ceiling and ceiling mounted light fitting.

BEDROOM FOUR – 12'8" x 9'10"

Front aspect UPVC double glazed window, double panel radiator, fitted ‘Sharps’ wardrobe furniture with shelving, coved ceiling and ceiling mounted light fitting.

FAMILY BATHROOM – 9'7" x 7'10"

Rear aspect UPVC double glazed obscure glazed window. Contemporary four-piece suite comprising a low-level WC, vanity wash hand basin with mixer tap and storage beneath, panelled bath with mixer tap and separate corner shower enclosure with sliding glazed doors. Fully tiled walls and flooring, recessed ceiling spotlights, extractor fan and ladder-style heated towel rail.

EXTERNALLY

To the front of the property is a beautifully paved driveway providing off-road parking for two vehicles and leading to the double garage. The attractive front garden is bordered by mature hedging and dwarf brick walls, with a colourful



selection of established shrubs creating an inviting first impression.

The rear garden has been thoughtfully landscaped to provide a peaceful and private outdoor space inspired by traditional Japanese gardens. Beautiful paving continues from the front, creating several seating and entertaining areas, while mature trees and established hedging provide an excellent degree of privacy and seclusion.

DOUBLE GARAGE – 18'2" x 16'1"

Electrically operated roller door, power and lighting, plumbing for a washing machine and tumble dryer, together with a one and a half bowl stainless steel sink with drainer and mixer

WHAT3WORDS

OVERGROWN. RINGSIDE, PLUNGE.

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band 'E' - Cheshire West and Chester

ENERGY PERFORMANCE

TBC

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

FINER POINTS

- Viewing - By prior appointment please call Lesley or Jonathan on 01244 676200 to arrange a viewing
- Floorplans are not to scale and are for illustrative purposes only
- The property has been extensively renovated to include: newly installed windows and external doors, new kitchen, bathroom, full re-decoration, new staircase, new carpets and flooring throughout, along with full landscaping to the front and rear of the property.

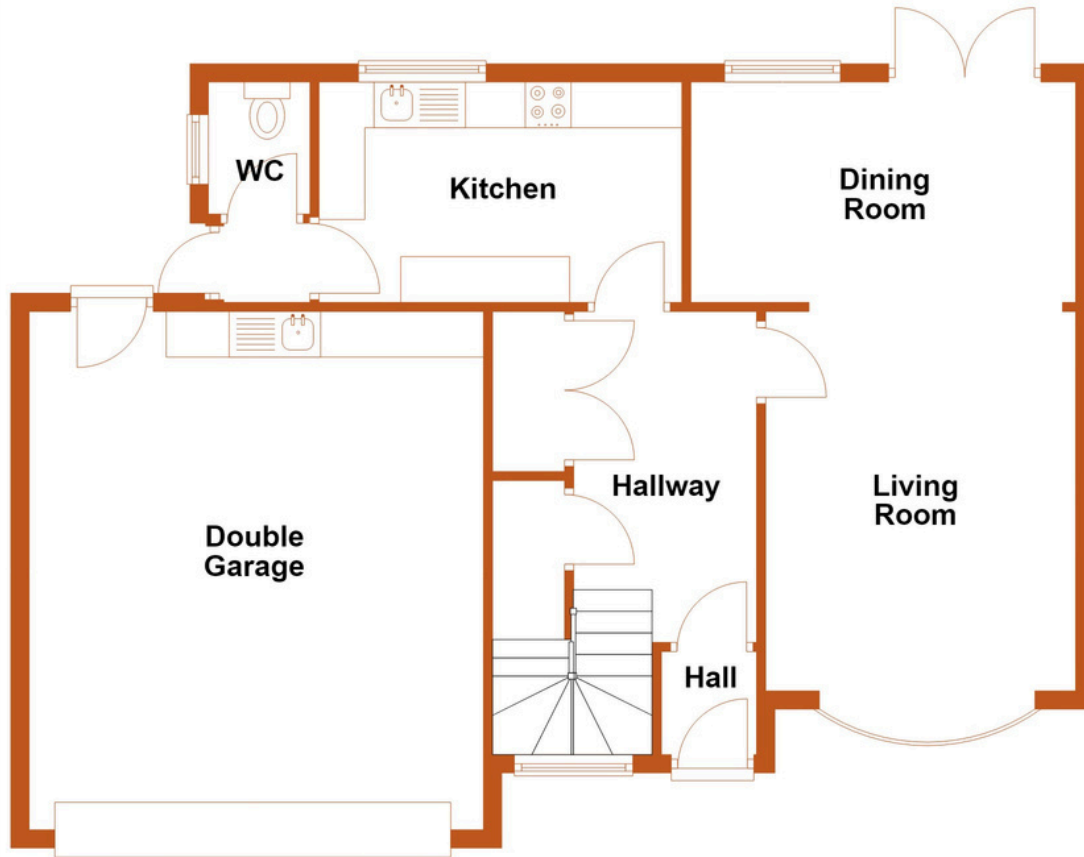
AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.



Ground Floor

Approx. 81.0 sq. metres (872.1 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



Total area: approx. 148.2 sq. metres (1595.4 sq. feet)



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