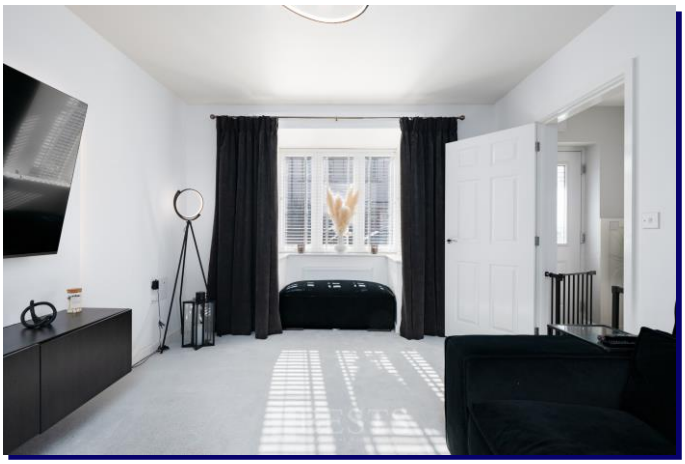
BESTS
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14 Orwell Road
Sandymoor | Runcorn
WA7 1JB
Large 4 Bedroom Detached Home

£450,000

Viewing Advised

Independent Family Owned Estate Agents
T: 01928 576368 **E**: Terry@bests.co.uk
www.bests.co.uk

14 Orwell Road, Runcorn, Cheshire, WA7 1JB

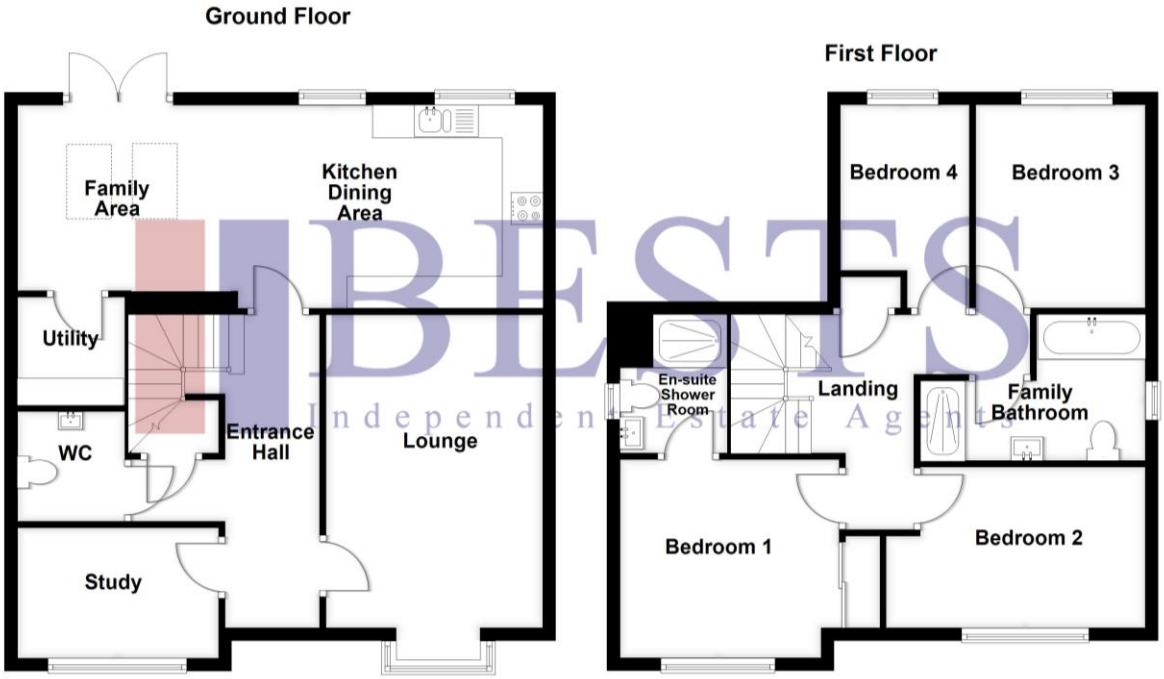
Larger Than Average Bloor Homes Design - Four Bedroom Detached Family Home - Study - Sandymoor Runcorn - Close to Sandymoor School

This impressive four bedroom detached family home, built by Bloor Homes, forms part of one of the larger flagship designs within the popular Sandymoor development in Runcorn. Offering noticeably greater internal proportions than many comparable homes, the property provides spacious and versatile accommodation ideally suited to modern family living.

Upon entering, viewers are welcomed by a bright and inviting hallway which leads through to the heart of the home, a superb open plan kitchen dining family area. Designed with both everyday living and entertaining in mind, this impressive space enjoys an abundance of natural light thanks to Velux roof windows, creating a bright and welcoming environment where families can relax, cook and socialise together. The ground floor layout also benefits from a separate study, perfect for those working from home or requiring a quiet office space, along with well balanced living accommodation which flows effortlessly throughout the home.

To the first floor are four well proportioned bedrooms, including a master bedroom with en-suite, alongside a modern family bathroom. The overall design offers excellent flexibility for growing families who value both space and practicality.

Sandymoor remains one of Runcorn's most sought after residential developments, particularly popular with families thanks to its modern surroundings and excellent amenities. Sandymoor School, highly regarded locally, is located close by along with local shops, parks and scenic Bridgewater Canal walks. The area also benefits from convenient access to the M56 motorway, making it ideal for commuters travelling to Liverpool, Chester and Manchester. A superb opportunity to acquire a spacious modern detached family home within the highly desirable Sandymoor area of Runcorn, where internal inspection is highly recommended to fully appreciate the space and lifestyle on offer.



Please Note; The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 21/10/2026 11:24:08 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway
Canopied entrance: Composite double glazed front door opens to a large and welcoming hallway, Amtico wood effect flooring, half panelling to walls, single panel radiator, one double power point, built in under stairs storage cupboard, fitted mini ceiling down lighters.

Ground Floor Cloakroom
Having low level WC, wash hand basin with mixer tap over, half panelling to walls, single panel radiator.





Study 10' 4" x 6' 8" (3.15m x 2.03m)
PVC double glazed window to front elevation, single panel radiator, two double power points.

Lounge 16' 1" x 10' 11" (4.90m x 3.32m)
PVC double glazed bay window to front elevation, two single panel radiators, four double power points.







Kitchen/ Dining/ Family Room 26' 11" x 10' 5 maximum" (8.20m x 3.17m)
Kitchen area has a range of high gloss fitted base and wall units with inset one and a half bowl single drainer sink with mixer tap over, inset four ring electric hob with filter hood above, highline electric double oven, integrated fridge freezer and dishwasher, Amtico wood effect flooring, two PVC double glazed windows to rear elevation, double panel radiator, fitted mini ceiling down lighters, four double power points. Family area: PVC double glazed French doors to rear elevation, two large fitted Velux roof lights, two double power points, single panel radiator, fitted wall lights.

Utility Room 5' 6" x 5' 7" (1.68m x 1.70m)
Having plumbing and drainage for automatic washing machine, wall mounted combination gas central heating boiler, one double power point, single panel radiator, Amtico wood effect flooring.








First Floor Landing
Stairs from entrance hall to first floor landing, single panel radiator, one double power point, access to loft which is partially boarded, built in storage cupboard.

Bedroom One Front 11' 4" x 10' 2" (3.45m x 3.10m)
PVC double glazed window to front elevation, single panel radiator, four double power points, built in fitted wardrobes with mirror fronted sliding doors.

En-suite
Having low level WC, wash hand basin with mixer tap over, over sized fully tiled walk in shower enclosure with mixer shower, fitted mini ceiling down lighters, PVC double glazed window to side elevation, single panel radiator, Amtico wood effect flooring.







Bedroom Two Front **13' 3 maximum" x 8' 5" (4.04m x 2.56m)**
PVC double glazed window to front elevation, single panel radiator, three double power points.

Bedroom Three Rear **10' 8" x 8' 10" (3.25m x 2.69m)**
PVC double glazed window to rear elevation, single panel radiator, three double power points.

Bedroom Four Rear **8' 10 maximum" x 6' 8" (2.69m x 2.03m)**
PVC double glazed window to rear elevation, single panel radiator, two double power points.






Family Bathroom
Having a four piece suite comprising low level WC, wash hand basin with mixer tap over, panel bath with mixer shower attachment, over sized fully tiled walk in shower enclosure with mixer shower, half tiling to walls, Amtico wood effect flooring, heated towel rail, fitted shaver point, mini ceiling down lighters, PVC double glazed window to side elevation.




Externally
Property is fronted by a low maintenance frontage with artificial grass and perimeter hedgerow, a tarmac driveway provides off road parking and leads to a detached garage with metal up and over door, power and light. Whilst, to the rear there is a fully enclosed reasonable size low maintenance garden having paved patio areas and artificial lawn.






Useful information about this property:

- Larger Than Average Design
- Superb Kitchen Dining Family Area
- Sought After Sandymoor Location
- Study
- Cul De Sac Position
- Detached Garage
- Close to Sandymoor School
- Council tax band: E

MONEY LAUNDERING REGULATIONS
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European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.