

Savannah Place, Great Sankey

Five Bedroom Detached Family Home • Electric Gated Driveway • Double Garage • Four Reception Rooms • Freehold Title • Corner Plot • Smart Lighting System Throughout • Bright and Airy Feel • No Onward Chain • Close To Amenities



Mark Antony
SALES & LETTING AGENTS

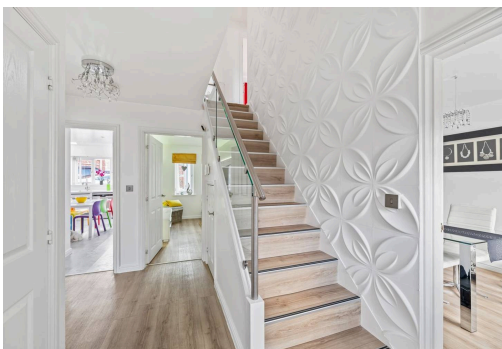


INTERIOR:

This exceptional five-bedroom detached home delivers stylish, versatile living throughout. From the moment you arrive, the property captivates with its attractive kerb appeal, featuring a charming frontage and a gated driveway to the side. Step inside, and the sense of quality and space continues, with beautifully presented interiors that enhance the home's welcoming atmosphere and refined character. From the moment you enter, you will be captivated by the bright and airy feel that radiates throughout this home adding a sense of warmth and charm. To the left of the welcoming hallway is a well-appointed bay-fronted home office, thoughtfully designed with integrated storage units, creating a practical yet comfortable space ideally suited to home working. The hallway also benefits from a conveniently located WC, complete with a controllable bidet wash, adding a touch of modern comfort. Positioned to the front of the home, a separate dining room offers an elegant setting, perfect for sit-down family meals or hosting guests.



To the rear, the kitchen/diner forms the heart of the home and is wonderfully bright and airy, enhanced by ceiling windows that allow natural light to pour in. The space is finished in a sleek, contemporary white design and features corian by porcelanosa worktops, NEFF induction hob, Slide&Hide steam oven, and a separate utility room for added practicality. Flowing seamlessly from the kitchen is a stunning orangery, beautifully bathed in natural sunlight and enjoying charming views over the garden, creating a private and relaxing retreat. The lounge is equally impressive, generously proportioned and centred around a stylish media wall, offering a warm and inviting space for both entertaining and everyday living. The home also benefits from smart lighting throughout and a NEST dual heating system, ensuring comfort and convenience at every turn.



Ascending to the first floor, you will find three beautifully appointed double bedrooms, complemented by a versatile fourth room—ideal as a nursery or a home office. Two bathrooms serve this level, including an ensuite to bedroom two and a family bathroom. The master suite occupies the top floor, a true sanctuary with vaulted skylights, a walk-in wardrobe, and a luxurious en-suite. Each bedroom is thoughtfully designed to maximize space, light, and comfort, completing this elegant and practical family home.

Do not miss out on making this truly desirable house your next home!

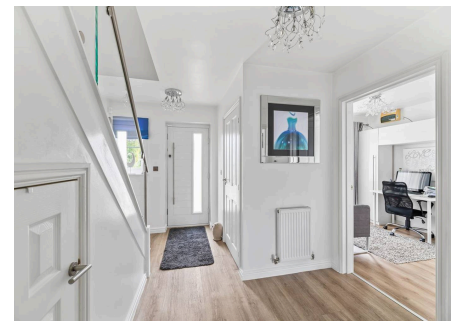
GARDEN:

To the rear, you will find a private verdant retreat, filled with lush greenery and carefully tended plants. It offers ample space behind the double garages for a shed, along with a dedicated seating area perfect for relaxation or entertaining. A driveway provides convenient access, blending practicality with the tranquil outdoor setting.



LOCATION:

An attractive suburb located just two miles west of Warrington Town Centre, Chapelford is popular area for families and professionals alike. With a dedicated train station servicing local towns and cities, the area is perfectly placed for commuting. Chapelford boasts a good primary school and as well as being in close proximity to abundance of highly achieving primary and secondary schools within Great Sankey. The popular Gemini Park is close by and home to various superstores, including Ikea. Sankey Valley park, is on the doorstep for residents, which has plenty of attractions for all ages. There's a BMX track, various play areas and a theme park, not to mention the scenic walking and running routes.



GENERAL INFORMATION:

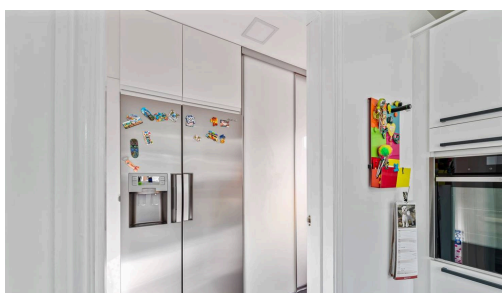
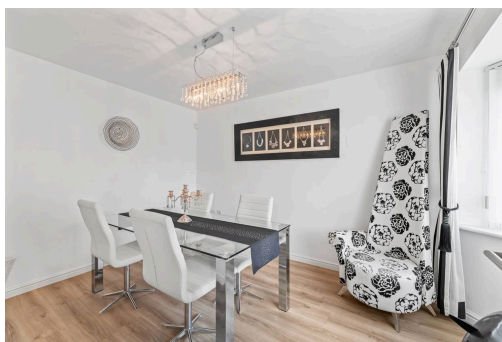
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

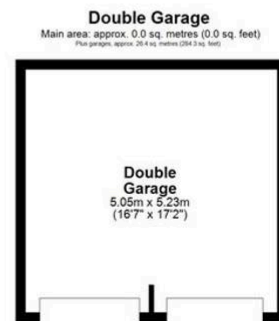
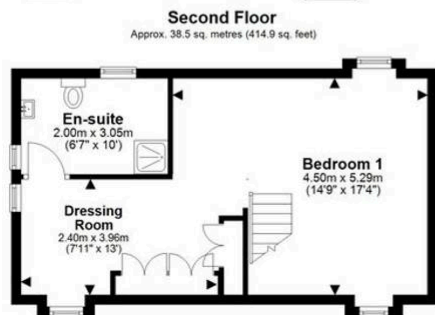
PARKING:

The driveway is enhanced by secure electric gates, providing added privacy and convenient off-street parking. The driveway also features an electric car charger









Main area: Approx. 185.8 sq. metres (2000.1 sq. feet)
Plus garages, approx. 26.4 sq. metres (284.3 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.