



**GASCOIGNE
HALMAN**

77 SHEPPERTON CLOSE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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Previously configured as a four-bedroom home, this beautifully presented circa 2000 sq ft detached residence has been thoughtfully reconfigured to create three generous double bedrooms, including an exceptional principal suite with a luxurious dressing room and en-suite. Occupying a desirable position at the end of a quiet cul-de-sac, the property has been extensively upgraded throughout and also benefits from a detached double garage, ample driveway parking and delightful open field views to the rear.

The accommodation begins with a welcoming entrance hallway featuring stairs to the first floor, useful understairs storage and a modern cloakroom/WC. To the front of the property is an elegant lounge, beautifully finished with a striking feature fireplace, bespoke décor and French doors opening directly onto the landscaped rear garden, creating a wonderful connection between the indoor and outdoor living spaces. Undoubtedly the heart of the home is the stunning open-plan kitchen, dining and family room. Redesigned to provide an impressive space for modern family life and entertaining, the room enjoys an abundance of natural light and offers clearly defined areas for cooking, dining and relaxing. The contemporary shaker-style kitchen is fitted with an extensive range of navy and contrasting cabinetry, complemented by premium quartz work surfaces and integrated appliances including an induction hob, oven, microwave, fridge freezer, dishwasher and washing machine. Warm oak flooring flows throughout, while the spacious family area features an attractive electric cast-iron style stove and further French doors leading out onto the patio. A separate home office, complete with fitted furniture, provides an ideal workspace for those working remotely. For added convenience and comfort, the ground floor also benefits from electric blinds throughout.





The first floor continues the home's high standard of presentation, offering three spacious double bedrooms. The superb principal suite has been created by combining the original fourth bedroom to provide a substantial walk-in dressing room with bespoke fitted storage, complemented by a beautifully appointed contemporary en-suite shower room featuring high-quality tiling, a walk-in rainfall shower and stylish vanity unit. Two further well-proportioned double bedrooms are served by a modern family bathroom. Outside, the property is equally impressive. A generous driveway to the side provides off-road parking for several vehicles and leads to the detached double garage. The enclosed rear garden has been thoughtfully landscaped to create a private and tranquil setting, with a well-maintained lawn bordered by mature planting and colourful flower beds, alongside an extensive porcelain patio that is perfect for al fresco dining and entertaining. A retractable awning provides welcome shade during the summer months, while the property's enviable position allows it to enjoy attractive open views across the neighbouring playing fields, enhancing the sense of privacy and space. This is a superb family home combining stylish interiors, versatile living accommodation and a sought-after location. An internal viewing is highly recommended to fully appreciate the quality and finish on offer.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SatNav: WA4 5JZ

TENURE

Leasehold - 999 years from 1 January 1996 - GR £65.00 PA

LOCAL AUTHORITY

Warrington BC - Council Tax Band F



Total floor area 184.2 sq.m. (1,983 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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