



## Vela Close, Westbrook Warrington, Cheshire

Freehold Title • Detached Family Home • Driveway Parking and Garage • Four Bedrooms • Bright and Airy Throughout • Two Reception Rooms • Two Bathrooms • Open Plan Kitchen/Diner • Close To Schools • Close To Amenities



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

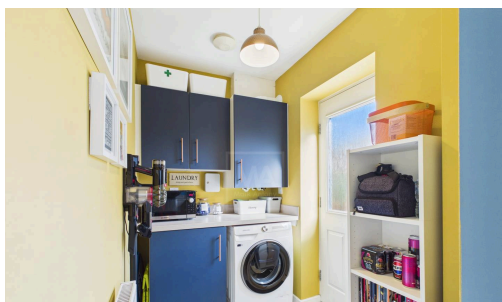
This wonderful four-bedroom detached property offers spacious and modern living, making this the perfect home for families and those seeking additional space. The property boasts a welcoming entrance hallway providing access to all areas of the home. To the front of the property sits a cosy snug/home office, perfect for home working or a children's playroom. The lounge occupies the rear of the property, featuring a charming bay window and direct access to the garden. This inviting space is flooded with natural light, creating the perfect ambience for family relaxation. The heart of the home is the impressive kitchen/diner, spanning the full length of the property and offering a wonderful blend of style, space and practicality. The kitchen boasts a modern contemporary design, featuring sleek high-gloss cabinetry, integrated appliances and light wood effect worktops, complemented by glossy tiled flooring. The generous layout provides ample worktop and storage space, while the adjoining dining area offers plenty of room for a family dining table, creating the perfect setting for everyday meals.



The added benefit of a separate utility room provides valuable additional space for laundry and household appliances, helping to keep the main kitchen organised and clutter-free. The ground floor concludes with a handy WC. Bedroom One is a spacious and inviting principal bedroom, offering ample room for furnishings. A large bay window allows natural light to fill the room, while the added benefit of a private en-suite creates a comfortable and practical retreat. Bedroom Two and Three are generously proportioned and also comfortably fit a double bed and other furnishings. Bedroom four along with the modern family bathroom concludes the upstairs.

## GARDEN:

The rear garden offers a generous lawn surrounded by established borders, mature shrubs and colourful planting. A paved patio area provides the perfect space for outdoor dining, entertaining guests or relaxing in the sunshine.

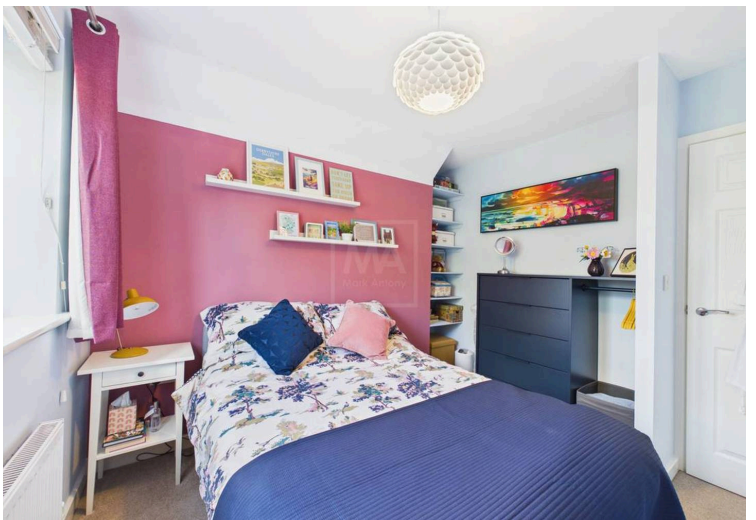


## LOCATION:

Westbrook is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area benefits from a range of great amenities; close to a Supermarket, Cinema and the recently developed Junction 9 retail park. It's also just a stone's throw away from Gemini Park, home to high street superstores including Marks and Spencer, Next and Ikea. Nearby Callands, is a popular area thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

## GENERAL INFORMATION:

- › Council Tax band: E
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: TBC





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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>

1349 ft<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

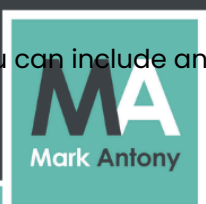
Please use Street or contact us to arrange a viewing.

## CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.

**Note:** These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase, we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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