



Twiss Green Oaks
Culcheth



Miller Metcalfe
PRESTIGE

SINCE 1891

A UNIQUE LUXURY MODERN HOME, WITH A CUL-DE-SAC LOCATION, SET WITHIN A SMALL AND PRESTIGIOUS DEVELOPMENT

This contemporary and stylish link-detached home is presented to the highest of standards, with the added benefit of still being covered under the builder's 10 year warranty.

The property offers spacious accommodation, perfect for growing families, and is only a short walk away from Twiss Green Primary School.

The open-plan living/dining room and kitchen really creates a striking first impression, with the large front window and vaulted ceiling helping to create a bright and spacious space. The kitchen area is fitted with a range of high specification wall and base units, along with a central dining island and integrated appliances. The hallway has built-in storage and provides access to the utility room, fitted with wall and base units, along with an integrated fridge and induction hob. There are three generous double



Open-Plan Living Room/Kitchen & Utility Room

This outstanding modern family home is entered via the entrance hallway, which is fitted with a cupboard housing the electric meter, a cupboard housing the water tank and underfloor heating controls, a large pantry/storage cupboard and understairs storage cupboard. The open-plan living space is a striking room, combining the living and dining areas with a vaulted ceiling above and kitchen area. A large window at the side allows plenty of light to flood into the space, with the vaulted ceiling adding to the spacious and open feeling of the room. The kitchen area is fitted with tasteful 'shaker' style wall and base units, with a central dining island, housing an induction hob, retractable extractor and built-in storage. Additional integrated appliances include a double oven, combination microwave/oven and fridge freezer. Two sets of doors lead from this open-plan space into the courtyard-style patio area and rear garden.

The well-proportioned utility room is fitted with further wall and base units, with space for a washing machine and tumble dryer. This room benefits from a sink, integrated induction hob, creating a second area for cooking, ideal for teenagers, or grown up children seeking some independence. The utility room also allows access to the rear garden.

Ground Floor Bedrooms & Bathrooms

There are three generous double bedrooms located on the ground floor, all of which are fitted with neutral-toned fitted wardrobes. Two of the bedrooms overlook the front courtyard garden, with the largest of the ground floor bedrooms being situated at the rear, offering views over the garden. This room is a bright and spacious room, served by a modern en suite shower room.

Second Floor

The first floor landing creates a generous study area, with two skylight windows and access into the eaves, which provide additional accessible storage.

A door from the study area leads into a large bedroom suite, with fitted wardrobes and skylight windows, served by a second en suite shower room, which has the benefit of underfloor heating.





External Areas

Externally, this stylish home is fronted by two lawned garden areas, which form part of the plot, along with a communal courtyard-style garden, creating the ambience of being in a luxury holiday resort. To the rear lies an enclosed lawned garden, with a paved patio area and a 'secret' courtyard-style enclosed patio area, with overhead pergola. To the side/rear of the property is a large tarmac driveway, providing parking for several vehicles, with a double garage at the rear offering additional storage.

Additional Information

The ground floor of the property benefits from underfloor heating, as does the bathroom on the first floor. The maintenance charge for the property was originally around £50 per month. As the second phase is closing out this is now under review.
Tenure:- Freehold





Council Tax:- Band: F; approximately £3,295 per annum

Mobile coverage:-

EE

Vodafone

Three (outside only)

O2

Broadband:-

Basic: 16 Mbps

Superfast: 50 Mbps

Ultrafast: 1800 Mbps

Satellite / Fibre TV Availability:-

BT

Sky





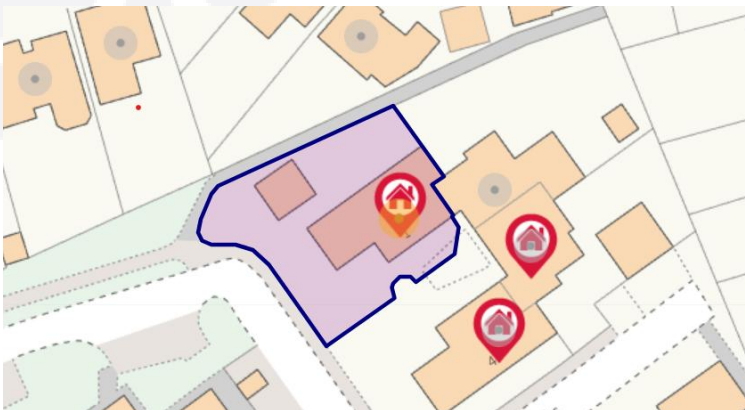




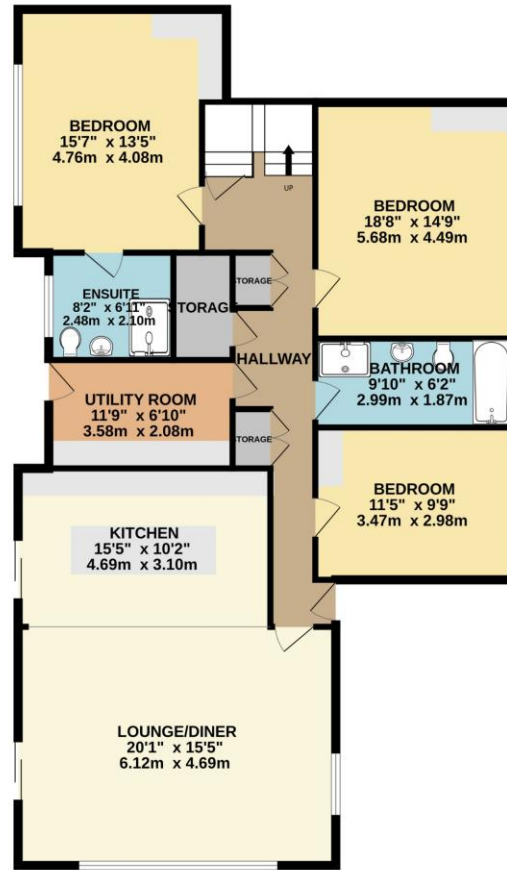




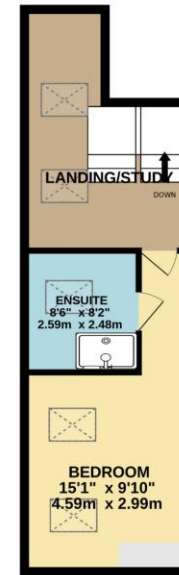
EPC Rating - B



GROUND FLOOR
1402 sq. ft. (130.3 sq.m.) approx.



1ST FLOOR
359 sq. ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1761 sq. ft. (163.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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