



Heath Lane
Croft, Warrington



Miller Metcalfe
PRESTIGE

SINCE 1891

Ideally positioned in the heart of the sought-after village of Croft, this impressive five-bedroom detached family home offers spacious and versatile accommodation, exceptional entertaining space and exciting potential for its new owners to add their own personal stamp. Situated close to excellent transport links and highly regarded schools, this beautifully presented family home combines modern family living with the opportunity to further enhance and personalize the property to suit individual tastes.

Upon entering, a welcoming hallway provides access to the principal ground-floor accommodation, with useful under-stairs storage. To the right is the family lounge, a generous reception space offering an exciting opportunity for the new owners to make it truly their own. With a new carpet and carefully chosen fireplace, this room has the potential to become a warm and inviting formal living space. To the left of the hallway is a convenient downstairs WC, alongside a further reception room currently used as a children's playroom. This versatile room could equally lend itself to a home office, second sitting room, snug or additional family space. To the rear of the property is undoubtedly the standout feature, a stunning open-plan kitchen, dining and family room designed perfectly for modern family life and entertaining. The contemporary fitted kitchen comprises a range of wall and base units with complementary work surfaces, Belfast sink, dishwasher, Smeg gas range cooker and under-counter fridge. The central dining area flows seamlessly into a spacious family area, creating an impressive sociable environment with ample room for a television and comfortable seating. Large bi-folding doors open directly onto the rear garden, flooding the room with natural light and creating a fantastic connection between the indoor and outdoor entertaining spaces. A separate utility room provides additional wall and base storage, space and plumbing for a washing machine and tumble dryer, together with space for a freestanding American-style fridge freezer.

To the first floor there are five generously proportioned double bedrooms, providing exceptional accommodation for a growing family. The principal bedroom benefits from a walk-in wardrobe and private en-suite comprising a walk-in shower, WC and wash hand basin. Bedroom two offers particularly exciting potential, with plumbing already installed to create a further en-suite shower room, subject to the necessary works. There is also a versatile walk-in wardrobe area, currently arranged with wardrobe space alongside a home-office area. The remaining three double bedrooms are served by a beautifully appointed modern family bathroom, featuring a stylish freestanding bathtub, WC and wash hand basin.

Externally, the property continues to impress. A large driveway provides ample off-road parking for multiple vehicles and leads to an attached double garage, which also offers potential to create an additional WC, subject to the necessary permissions and works. Electric car charger. To the rear is a private and enclosed garden, predominantly laid to lawn with a generous patio area. A particularly attractive feature is the undercover outdoor BBQ and entertaining area, providing the perfect setting for summer evenings, family gatherings and entertaining guests.

With five double bedrooms, generous living accommodation, an exceptional open-plan kitchen and family room, substantial driveway and garage, together with a private rear garden, this is a fantastic opportunity to acquire a substantial detached family home in a desirable village location. With further potential to create an additional en-suite and personalise areas of the home to individual taste, this property offers both immediate family appeal and exciting scope for the future.

Early viewing is highly recommended to fully appreciate the space, versatility and potential this impressive home has to offer.



Entrance Hallway

A welcoming entrance hallway sets the tone for this impressive family home, providing access to the principal ground-floor accommodation and featuring useful under-stairs storage. The hallway offers a bright and practical introduction to the property, with doors leading to the reception rooms, downstairs WC and the impressive open-plan kitchen, dining and family space.



Reception Rooms

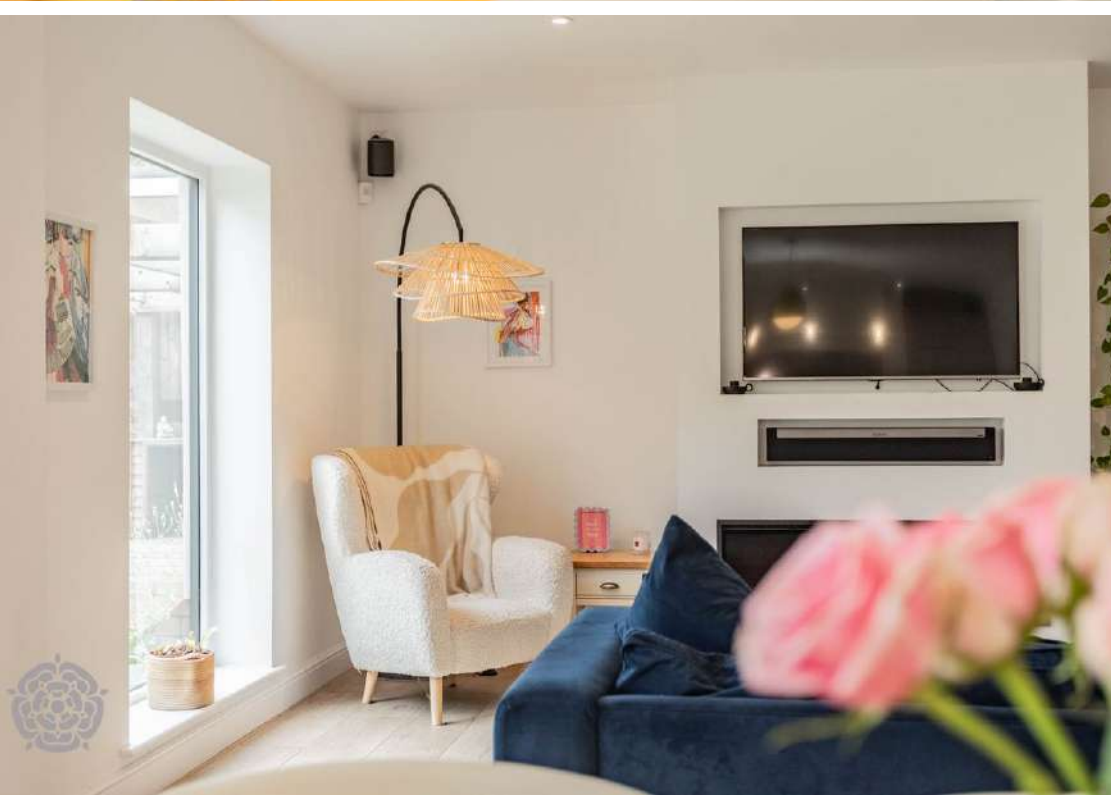
The property offers excellent versatility with two separate reception rooms. To the front is the generous family lounge, currently offering the perfect opportunity for the new owners to add their own personal touch. A modern family lounge and a further playroom that could be a home office or further sitting room. Also positioned off the hallway is a further reception room, currently utilised as a children's playroom. Its versatile layout means it could easily be adapted to suit a variety of needs, whether as a home office, snug, second lounge, playroom or additional family reception space.



Kitchen/Family Room

The real heart of the home is the impressive open-plan kitchen, dining and family room, creating a fantastic space for everyday family life and entertaining. The modern fitted kitchen features a range of wall and base units, complementary work surfaces, Belfast sink, dishwasher, Smeg gas range cooker and under-counter fridge. The kitchen flows naturally into the dining area before opening into a generous family seating space, providing plenty of room for comfortable furniture and a television. Large bi-folding doors span the rear of the room, filling the space with natural light while providing direct access and uninterrupted views towards the garden. A separate utility room adds further practicality, offering additional wall and base units, plumbing and space for a washing machine and tumble dryer, together with space for a freestanding American-style fridge freezer.

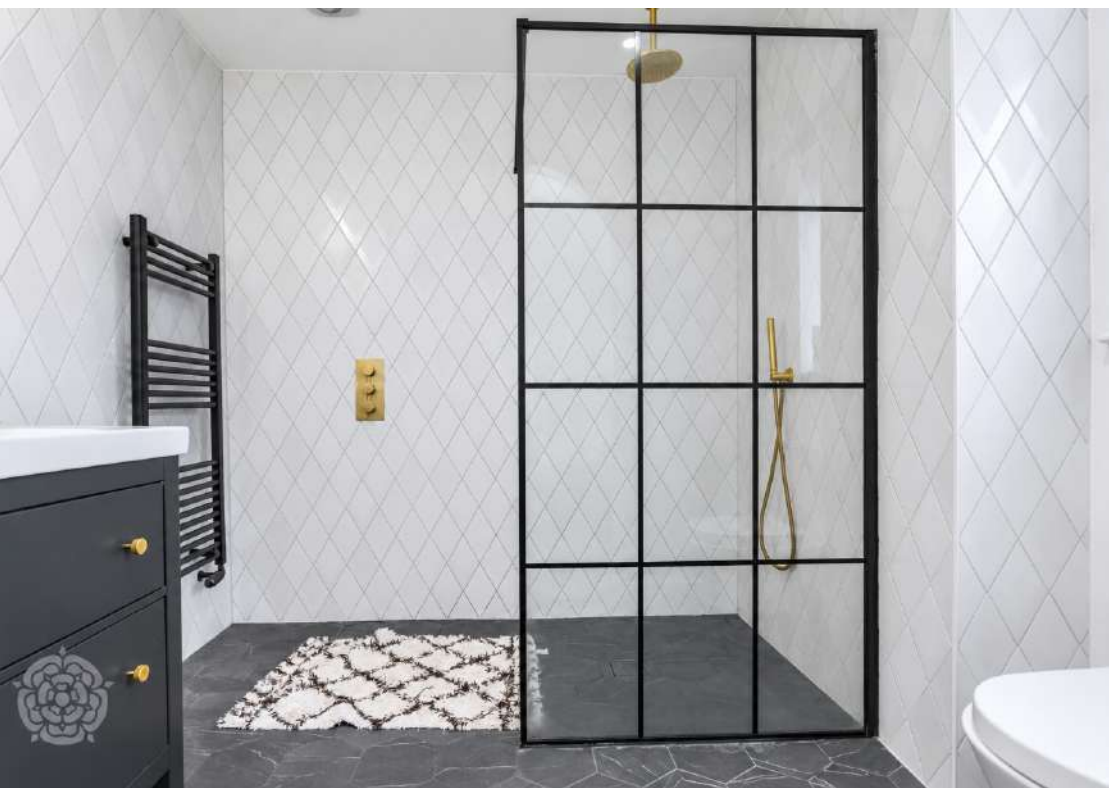




Bedrooms

The first floor provides an exceptional five double-bedroom layout, making this an ideal home for a growing or established family. The principal bedroom is a generous and comfortable retreat, benefiting from its own walk-in wardrobe and private en-suite facilities. Bedroom two is equally impressive and provides an exciting opportunity for further improvement, with plumbing already installed to allow the creation of a private en-suite shower room. The room also benefits from a versatile walk-in wardrobe area, currently arranged to incorporate both wardrobe storage and a useful home-office space. The remaining three bedrooms are all well proportioned double rooms, offering excellent flexibility for children, guests, hobbies or home working.







Bathrooms

The principal bedroom benefits from a private en-suite comprising a walk-in shower, WC and wash hand basin, providing convenience and privacy. There is also significant potential to create a second en-suite to bedroom two, with the necessary plumbing already in place, allowing the new owners to complete the space to their own taste and specification. The family bathroom is finished in a contemporary style and features a striking freestanding bathtub, WC and wash hand basin. The generous proportions and modern finish provide a relaxing and practical space for the whole family.





Externally

The property is approached via a substantial driveway providing off-road parking for multiple vehicles, together with access to the attached double garage. The garage offers further potential to incorporate an additional WC, subject to the required works and permissions. An electric vehicle charging point has also been installed, adding an important modern convenience. To the rear, the property enjoys a private and enclosed garden, predominantly laid to lawn and complemented by a generous patio area. The standout feature is the attractive undercover outdoor BBQ and entertaining area, creating an ideal setting for alfresco dining, summer gatherings and evenings spent entertaining family and friends. The combination of generous outdoor space, excellent parking, double garage and the impressive entertaining area makes the exterior particularly well suited to modern family living.



Tenure

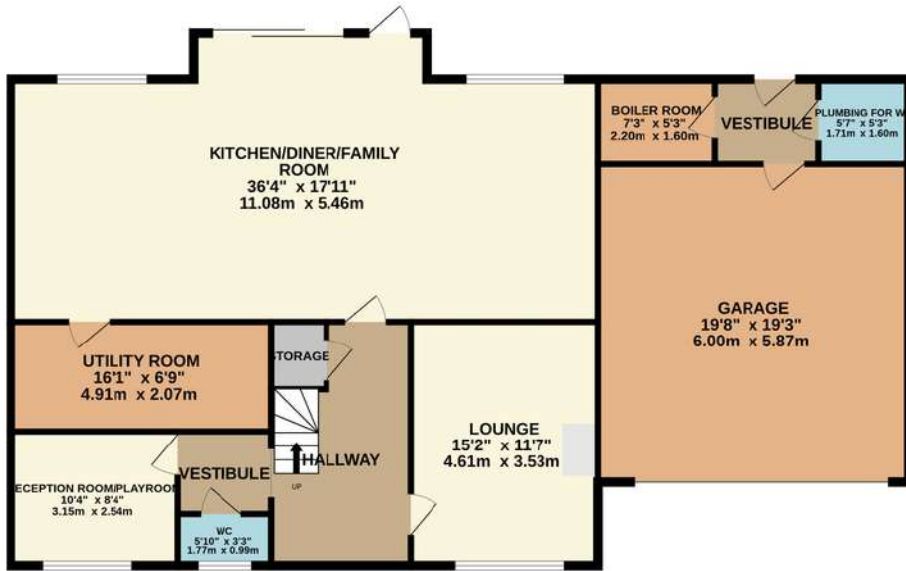
Leasehold
Details TBC

Council Tax

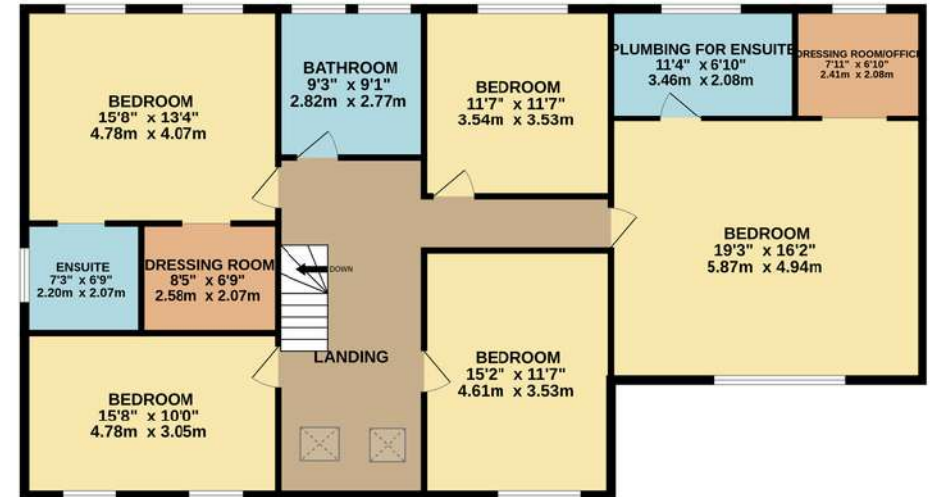
Local Authority - Warrington
Council Tax Band - G
Annual Council Tax - £4,079.35



GROUND FLOOR
1617 sq.ft. (150.3 sq.m.) approx.



1ST FLOOR
1538 sq.ft. (142.9 sq.m.) approx.



TOTAL FLOOR AREA: 3156 sq.ft. (293.2 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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