



Stonehill Close, Appleton

Four Bed Detached Family Home • Driveway Parking • Double Garage • Sought-After Location • Neutral and Modern Feel • Bright and Airy Throughout • Close To Amenities • Close To Shops • Freehold Title • Four Reception Rooms



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

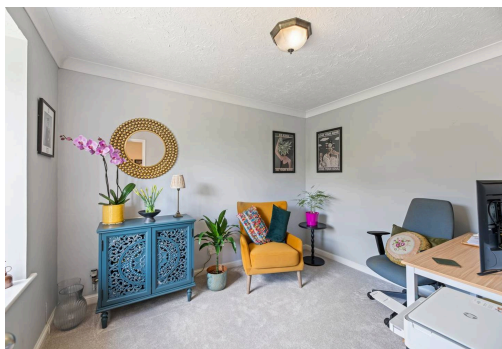
This exceptional four-bedroom detached residence is a true statement of luxury living, perfectly positioned in the sought-after location of Appleton, a stones throw from local amenities and schools. Boasting a sweeping driveway and an impressive double garage, the home immediately delivers, setting the tone for refined, high-end living.

Upon entering, the exceptional standard of this home immediately continues to impress. To the right of the hallway, you are welcomed into a beautiful bay-fronted lounge, bathed in an abundance of natural light, creating the perfect ambience for both relaxation and entertaining. A striking feature fireplace forms an elegant focal point of the room, adding warmth and character.

Double doors open seamlessly into the adjoining family room, enhancing the sense of space and flow while offering the ideal setting for modern, versatile living.



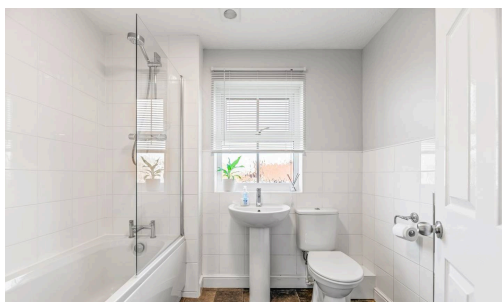
The heart of the home is an exceptional, fully appointed kitchen, finished to a sleek contemporary standard. Stylish cabinetry is complemented by high-spec integrated NEFF appliances, including an induction hob, while luxurious quartz worktops enhance both form and function. Together, these features create the perfect space for everyday living and effortless meal preparation. The layout is thoughtfully designed to balance practicality with style, making it ideal for modern family life. Further enhancing the layout is a dedicated area for family dining, perfectly suited to both everyday meals and relaxed gatherings, alongside a practical utility room and convenient WC. The ground floor is completed by a stylish bay-fronted office, offering an ideal work-from-home space, as well as internal access to the double garage, adding both ease and functionality.



As you ascend the staircase to the first floor, the sense of space and style continues with four beautifully appointed bedrooms and a modern family bathroom, each room offering a light-filled and tranquil retreat. The principal bedroom serves as an impressive master suite, complete with fitted wardrobes and a stylish en-suite bathroom.

GARDEN:

To the rear of the property you will find a beautifully maintained garden featuring a spacious, lush lawn surrounded by vibrant shrubs and trees. A paved patio area offers a perfect spot for outdoor dining or relaxing, while the tall hedges provide privacy and a peaceful, secluded atmosphere, creating an ideal space for family enjoyment and entertaining.



LOCATION:

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.

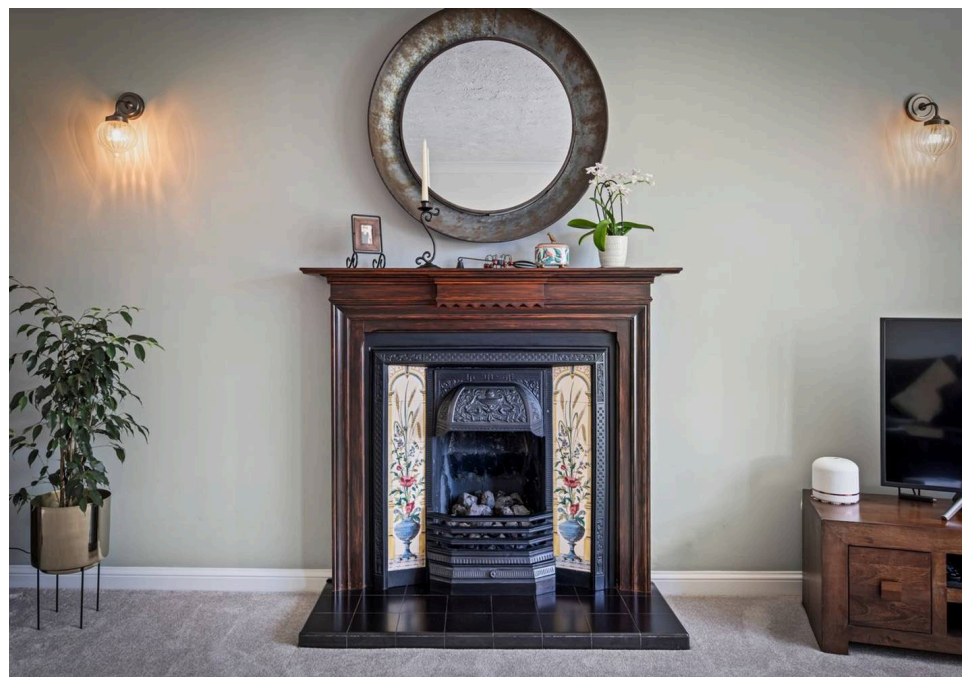
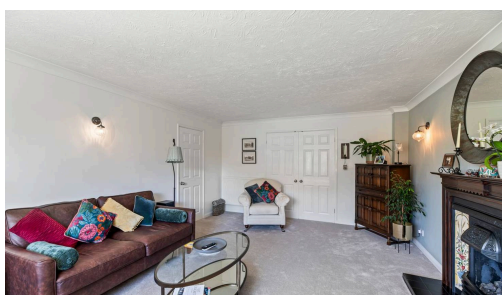


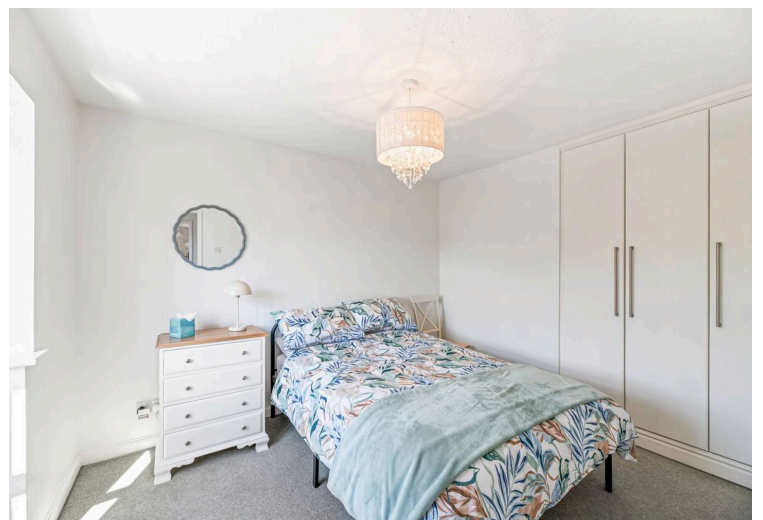
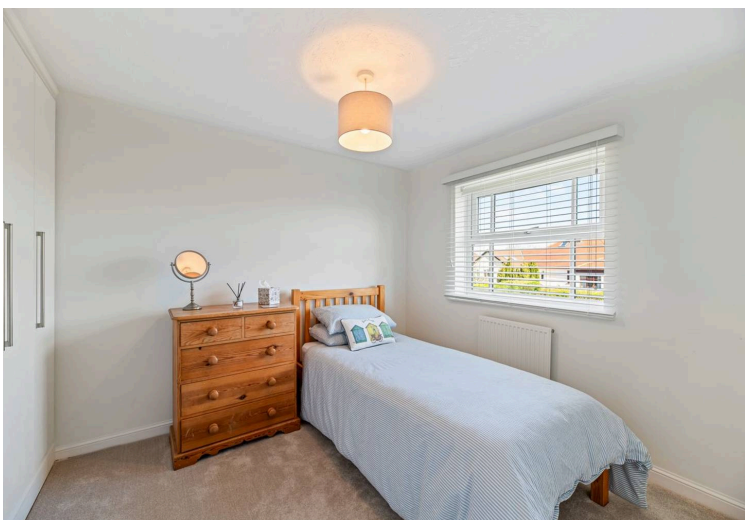
GENERAL INFORMATION:

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

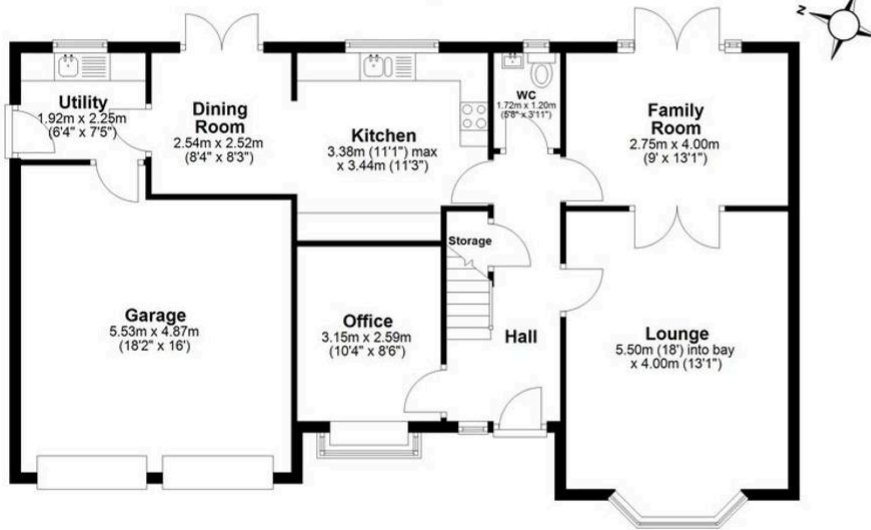






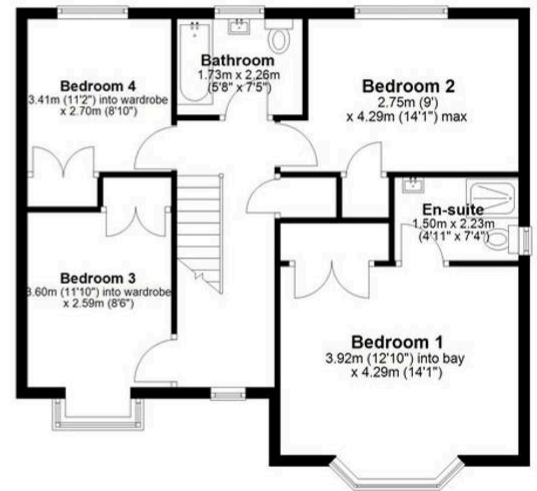
Ground Floor

Approx. 99.0 sq. metres (1065.7 sq. feet)
(excluding WC)



First Floor

Approx. 64.8 sq. metres (697.0 sq. feet)



Total area: approx. 163.8 sq. metres (1762.7 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.