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## 25 Edgewater Place, Warrington, WA4 1GE

**£465,000**

**STUNNING DETACHED FAMILY HOME, EXTENDED ACCOMMODATION, FABULOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM, HIGHLY SOUGHT AFTER LOCATION, REFURBISHED TO A HIGH STANDARD, EXTERNAL HOME OFFICE & BAR, LANDSCAPED GARDENS, ENSUITE TO MASTER BEDROOM, CONVERTED GARAGE TO CREATE A UTILITY, DRIVEWAY PARKING, VIEWING HIGHLY RECOMMENDED.**

We are delighted to offer for purchase this Stunning detached family home which occupies an excellent plot, offers extended accommodation and is situated in a highly sought after location. Refurbished to a high standard throughout, the accommodation briefly comprises: Entrance hallway, downstairs/w.c, cloakroom, lounge with "Log Burning Stove", fabulous open plan kitchen/dining/family room with integrated appliances and Bi folding doors opening to the rear garden, first floor landing, master bedroom with ensuite shower room, three further bedrooms and a shower room. Externally the property has impressive landscaped gardens featuring a separate office building, Bar, and a converted garage, creating a utility room, driveway Parking. Viewing highly recommended.

## ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, mosaic tiled floor, stairs leading to the first floor accommodation.

## DOWNSTAIRS W.C



Fitted with a low level w.c, wall mounted wash hand basin, wood flooring, Upvc double glazed window to the front elevation.

## CLOAKROOM

With exterior Upvc double glazed door leading to the side elevation, mosaic tiled floor, storage.

## LOUNGE



With dual aspect Upvc double windows, feature inset brick fireplace with "Log Burner", inset ceiling spot lighting.

## OPEN PLAN KITCHEN/DINING/FAMILY ROOM



Fitted with a contemporary high gloss kitchen with Quartz work tops incorporating an inset sink with Quooker tap, centre island with breakfast bar and induction hob with extractor over, two

"Neff" stainless steel electric ovens, combination microwave, "Neff" coffee machine, integrated fridge freezer, dishwasher and wine fridge, Three Stainless Steel Ovens, Combination Oven/Microwave, Integrated Wine Fridge, mosaic tiling, wooden flooring, Upvc window to the front elevation and Upvc Bi-Fold doors opening to the rear garden, feature vertical radiators, inset ceiling spot lighting.

## LANDING



With a Upvc double glazed window.

## MASTER BEDROOM



With dual aspect Upvc double glazed windows, fitted wardrobe.

## ENSUITE SHOWER ROOM



Fitted with a low level w.c, wash hand basin with under storage unit, over sized shower, tiled walls and ceramic tiled floor, shaver point, inset spot lighting, heated chrome towel radiator.

## BEDROOM TWO



Large double bedroom with a Upvc double glazed window to the rear elevation.

## BEDROOM THREE



Large double bedroom with a Upvc double glazed window to the rear elevation.

## BEDROOM FOUR



With a feature arched Upvc double glazed window to the front elevation.

## SHOWER ROOM



Fitted with a low level w.c, wash hand basin with under storage unit, and walk in shower, tiled walls, ceramic tiled floor, heated towel radiator, Upvc double glazed window to the side elevation.

## OUTSIDE



Externally the property has impressive landscaped gardens including a circular artificial lawn, patio areas, fired pizza oven, gate access to the front elevation.

## OUTSIDE OFFICE



Comprising two separate offices with Upvc double glazed windows and spot lighting.

## OUTSIDE BAR



Fitted with seating areas and bar, vaulted ceiling, power and lighting.

## GARAGE/UTILITY



Providing storage via an up and over door from the driveway, and a rear conversion providing a spacious utility room accessed from the rear garden via Upvc double glazed French doors with plumbing for a washing machine and spot lighting.

## PATIO AREA



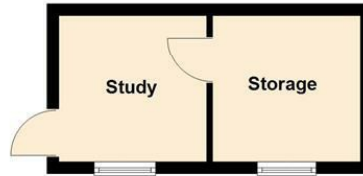
### Ground Floor

Approx. 67.6 sq. metres (727.9 sq. feet)



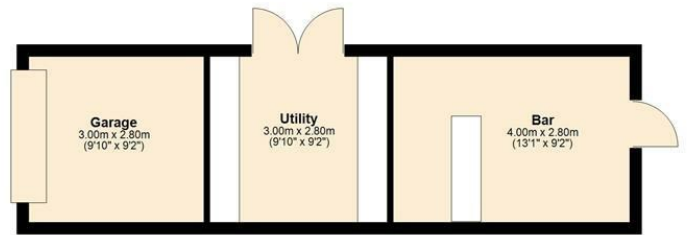
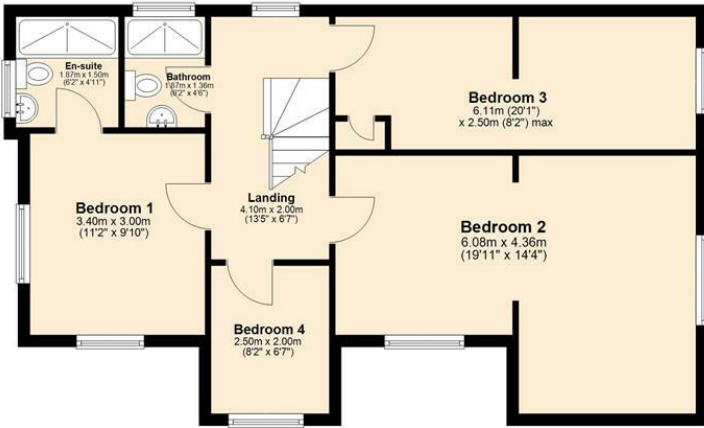
### Outbuilding's

Approx. 41.3 sq. metres (444.7 sq. feet)

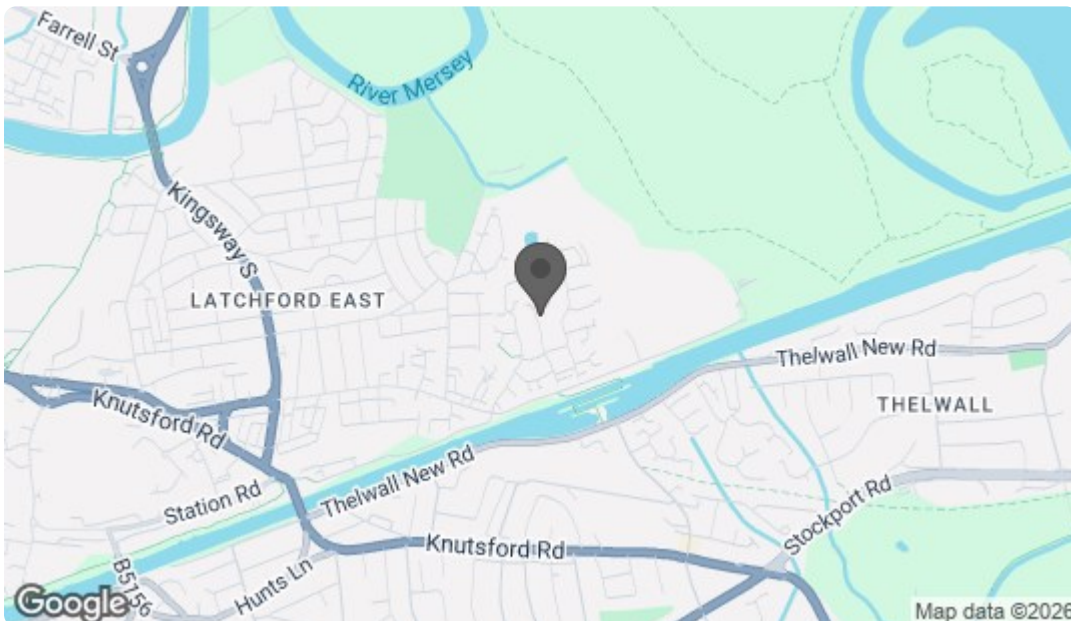


### First Floor

Approx. 68.0 sq. metres (731.4 sq. feet)



Total area: approx. 176.9 sq. metres (1903.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	