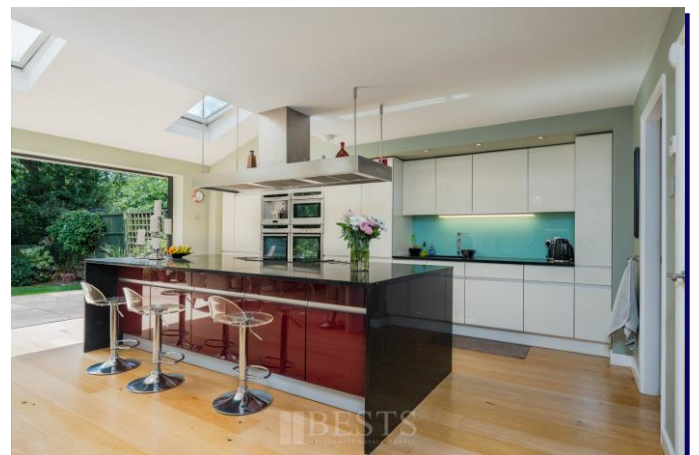


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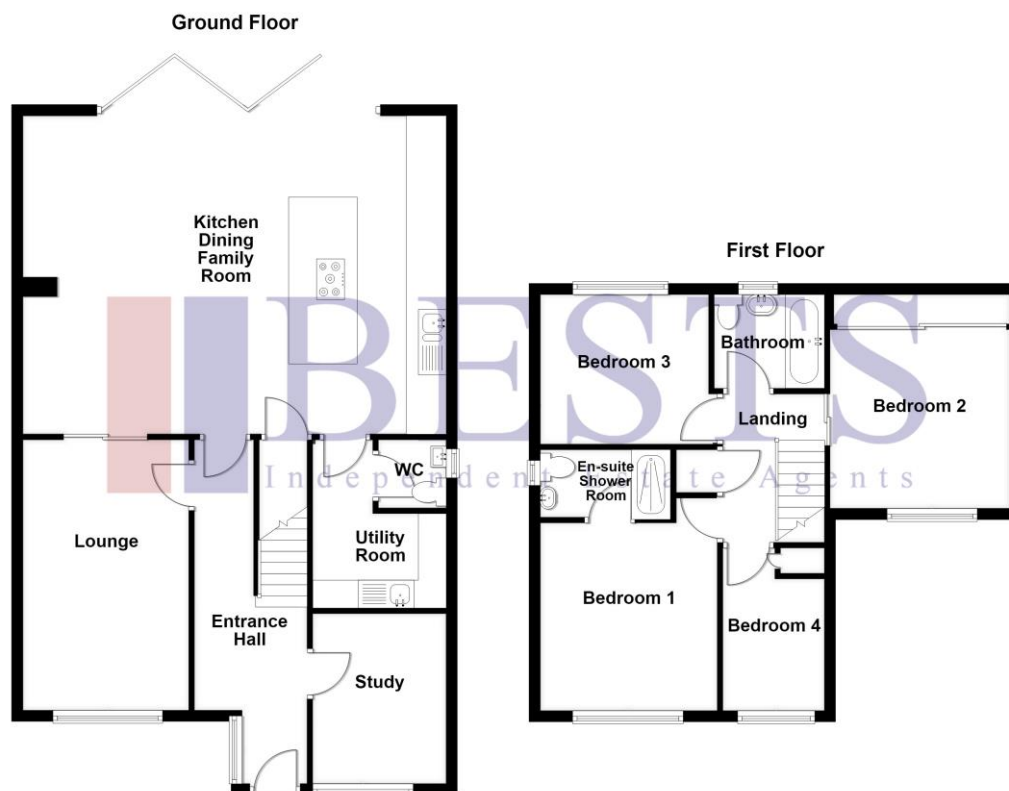
22 Barncroft
Norton | Runcorn
WA7 6RJ
Extended 4 Bedroom Detached
House

Independent Family Owned Estate Agents
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£415,000
Viewing Advised

22 Barncroft, Norton, Runcorn, Cheshire, WA7 6RJ

Bi Folding Doors – Stunning Kitchen Island – Dream Family Living Looking for a home designed around modern family life? Barncroft is one that simply has to be viewed. Beautifully extended and meticulously maintained by the current owners, this impressive four bedroom family home centres around a stunning open plan kitchen, dining and family space that perfectly suits today's lifestyle. Flooded with natural light from multiple roof lights and opening onto the garden through impressive bi folding doors, this exceptional room is made for everyday living as much as entertaining. The kitchen will undoubtedly be the heart of the home, featuring a substantial central island with an inset Miele induction hob, bespoke overhead extraction and an abundance of preparation and storage space, creating a true cook's kitchen. From the moment you arrive, it is clear this home has been exceptionally well cared for throughout the current owners' long ownership, a standard that continues once inside. A welcoming entrance hallway provides access to a study, ideal for home working, and a separate lounge/snug before opening into the spectacular kitchen, dining and family area. To the first floor are four well proportioned bedrooms, including a generous principal bedroom with a well appointed en suite shower room, whilst a modern family bathroom serves the remaining bedrooms. Outside, the property enjoys a lawned front garden alongside a driveway providing off road parking. The landscaped rear garden is equally impressive, benefiting from a private tree lined backdrop and thoughtfully arranged over several levels to create distinct areas for both relaxing and entertaining. An Indian stone patio, generous lawn and well stocked planting borders combine to create an attractive yet practical outdoor space that remains ideal for younger families.



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 05/07/2026 22:29:22 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Central Hallway

PVC double glazed front door opens to central hallway with all main rooms off, real wood flooring, coved ceiling, fitted mini ceiling down lighters, two double power points, single panel radiator, PVC double glazed window to side elevation.

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Lounge 15' 7" x 9' 9" (4.75m x 2.97m)

PVC double glazed window to front elevation, real wood flooring, living flame coal effect gas fire standing on decorative hearth and back, coved ceiling, fitted mini ceiling down lighters, double panel radiator, four double power points, sliding pocket doors open to an impressive kitchen/dining/family area.



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Kitchen/Dining/Family Area 25' 5" x 18' 8" (7.74m x 5.69m)

An impressive room separated into multiple living areas. Kitchen area has a range of high quality fitted base and wall units with Quartz working surfaces, inset one and a half bowl stainless steel sink with high neck mixer tap over and side drainer with insinkerator food waste disposal unit, integrated full height fridge and half height freezer, twin Neff ovens, integrated Neff combination microwave, grill and oven, integrated Neff coffee machine, large central island with Quartz working surfaces housing a Miele induction hob with custom over sized extractor fan above and pop up power banks, one side of the island also has ample storage and a breakfast bar, fitted mini ceiling down lighters, integrated dishwasher, two further double power points, two tall contemporary style single panel radiators, real wood flooring, useful built in under stairs storage cupboard, three fitted electric Velux roof lights, impressive Bi-folding doors measuring 16' 8" wide and opening straight onto the rear garden, there are multiple double power points.



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Ground Floor Cloaks/Utility

Utility area has fitted base and wall units comprising stainless steel sink with separate side drainer and mixer tap over, plumbing and drainage for automatic washing machine, concealed wall mounted combination gas central heating boiler, double power point, tiled floor, fitted mini ceiling down lighters, access to a small loft area. Ground floor cloaks has low level WC, wash hand basin with mixer tap, fully tiled walls, tiled floor, PVC double glazed window to side elevation, fitted mini ceiling down lighters, chrome effect heated towel rail.

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Study 10' 0" x 7' 10" (3.05m x 2.39m)

Having real wood flooring, PVC double glazed window to front elevation, double panel radiator, two double power points.

First Floor Landing

Stairs from entrance hall to first floor landing, single panel radiator, access to loft, built in storage cupboard, one single power point.

Bedroom One Front 12' 8" maximum x 10' 5" maximum (3.86m x 3.17m)

PVC double glazed window to front elevation, wall mounted radiator, three double power points, extensive built in fitted wardrobes.

En-suite Shower Room

Having low level WC, wash hand basin with mixer tap over and vanity storage beneath, oversized walk in shower enclosure with mixer shower, large chrome effect heated towel rail, fitted mini ceiling down lighters, extractor fan, fully tiled walls, fitted shaver point, PVC double glazed window to side elevation.



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Bedroom Two Front 12' 6" into fitted wardrobes x 8' 7" (3.81m x 2.61m)

Having extensive fitted wardrobes with mirrored sliding fronts, single panel radiator, three double power points, PVC double glazed window to front elevation.

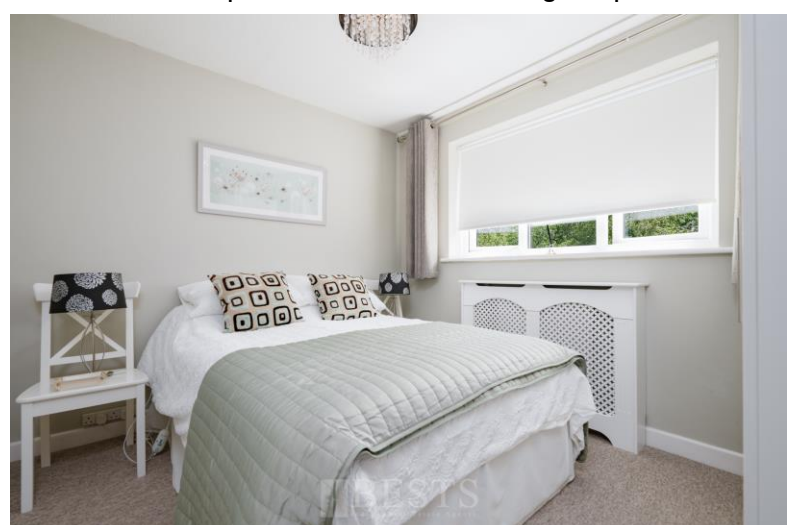


Bedroom Three Rear 10' 1" x 8' 10" (3.07m x 2.69m)

PVC double glazed window to rear elevation, single panel radiator, two double power points.

Bedroom Four Front 9' 7" maximum x 6' 2" (2.92m x 1.88m)

PVC double glazed window to front elevation, single panel radiator, one double power point, small built in storage cupboard.



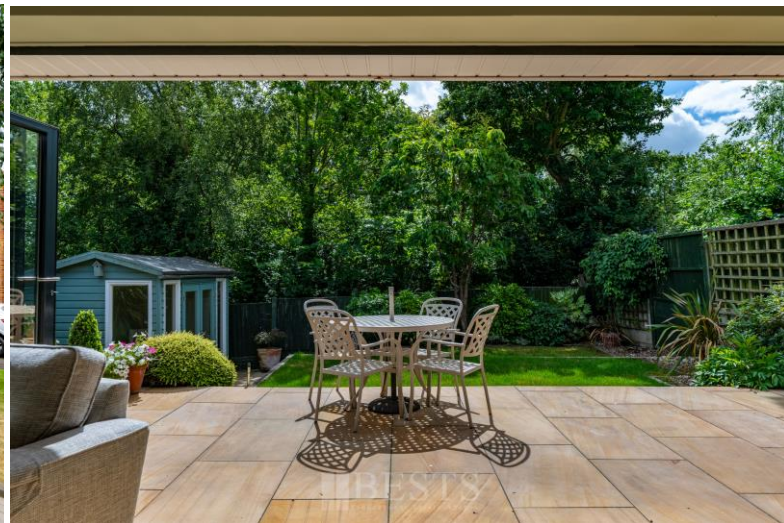
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Family Bathroom

A fully tiled room having a white suite comprising of low level WC, wash hand basin with mixer tap over and vanity storage beneath, panel bath with fitted glass shower screen, mixer tap and mixer shower over, fitted extractor fan, fitted mini ceiling down lighters, chrome effect heated towel rail, fitted shaver point, PVC double glazed window to rear elevation.

Externally

The property occupies a pleasant cul de sac position, fronted by a neatly laid lawn garden whilst a block paved driveway provides off road parking. To the rear, the landscaped garden has been thoughtfully designed to make the most of the space available, arranged over multiple levels to create distinct areas for both relaxing and entertaining. A paved patio sits directly outside the impressive bi folding doors from the kitchen family area, providing a seamless extension of the living space. Beyond are lawned sections together with a further paved seating area where a timber summer house can also be found, to the side of the property there is also an additional useful timber shed. The garden enjoys a good degree of privacy, enhanced by a mature tree lined aspect to the rear.



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Useful Information About This Property:

- Extended Family Home
- Impressive Kitchen Dining Family Room
- Freehold Tenure
- Cul De Sac Position
- Popular Norton Location
- Bi Folding Doors to Garden
- Chain Free
- Council Tax Band: D

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European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.