



90 New Lane, Croft

Offers Over £475,000

Miller Metcalfe
Every step of the way

90 New Lane

Croft, Warrington

Ideally located in the picturesque village of Croft, close to highly regarded schools, excellent transport links, and enjoying attractive countryside views to the front, this superbly extended four-bedroom detached family home offers spacious and versatile accommodation, perfect for modern family living. The property briefly comprises a welcoming entrance hallway, a convenient downstairs WC/cloakroom, and a generous family lounge featuring a cosy log-burning stove. The heart of the home is the impressive open plan kitchen, dining and family room, fitted with a range of wall and base units, a gas hob, electric oven and grill, integrated dishwasher, and space for a freestanding fridge freezer. The adjoining family area is flooded with natural light thanks to patio doors that open directly onto the beautifully landscaped rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room comprising a shower, WC and wash hand basin. Bedroom two also features built-in wardrobes, while the remaining two bedrooms are served by the contemporary family bathroom, complete with a bath, separate shower, WC and wash hand basin.

Externally, the property boasts a driveway providing off-road parking for up to three vehicles. To the rear is a private, enclosed garden, mainly laid to lawn with well-stocked planted borders, creating a peaceful outdoor retreat. A stunning Indian stone patio provides the perfect space for al fresco dining, complemented by a charming covered wooden seating area, ideal for barbecues and entertaining. A further seating area at the rear of the garden offers an additional spot to relax and enjoy the surroundings.

This exceptional family home combines generous living space, a sought-after village location, and beautifully presented gardens, making it an ideal choice for growing families seeking both comfort and convenience.

Council Tax band: E

Tenure: Freehold

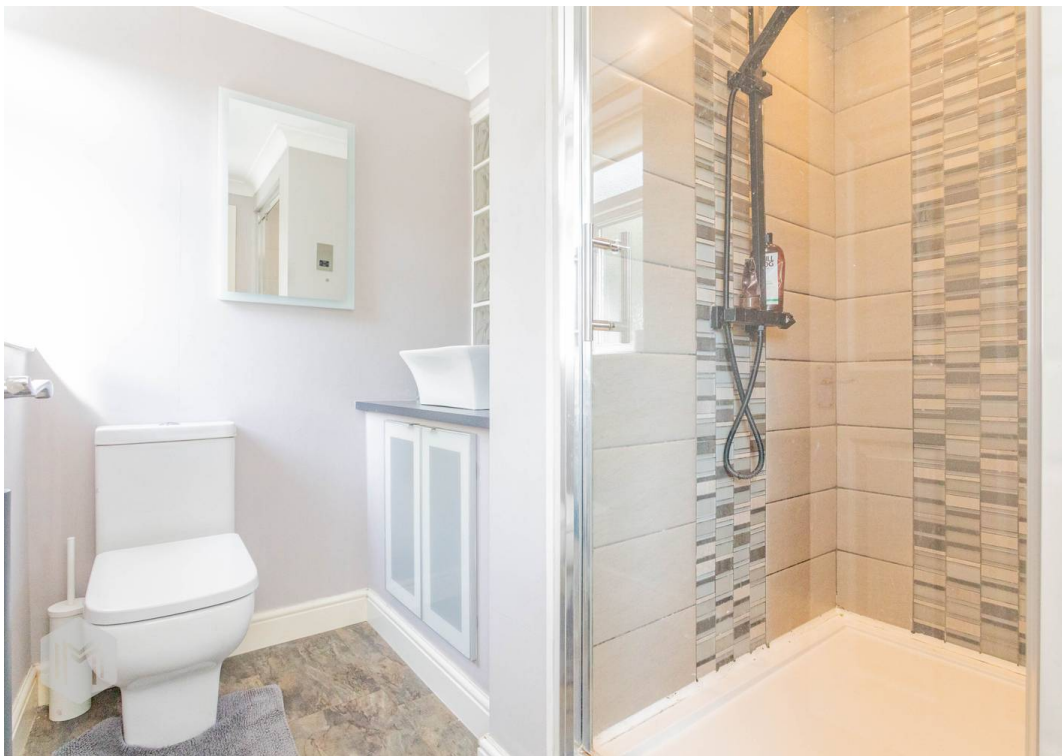
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

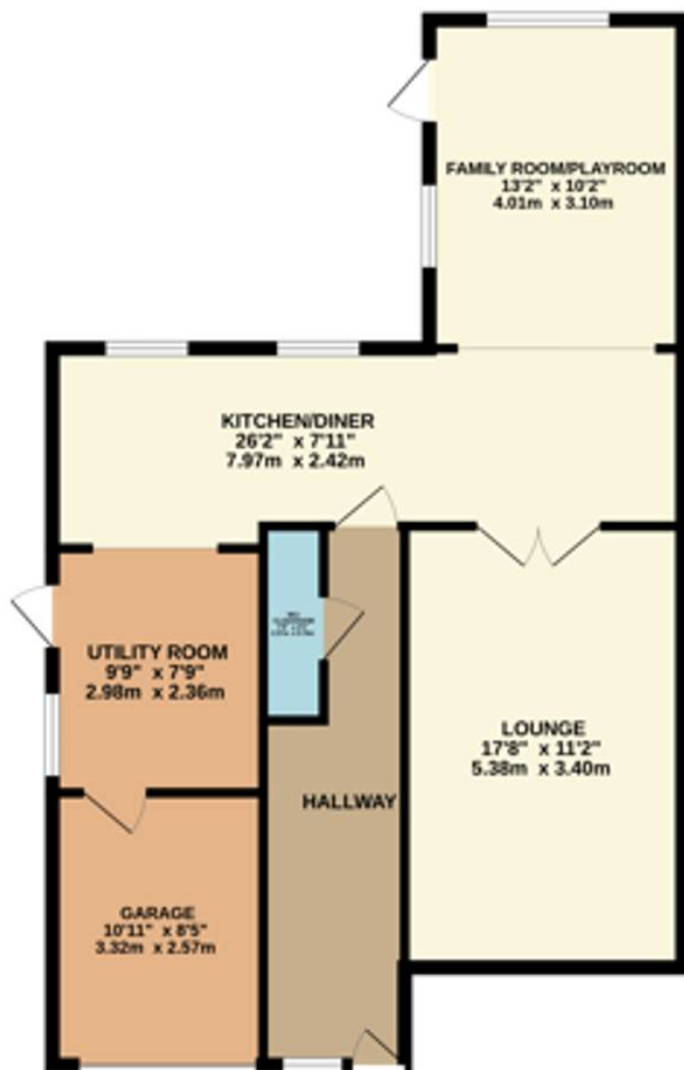




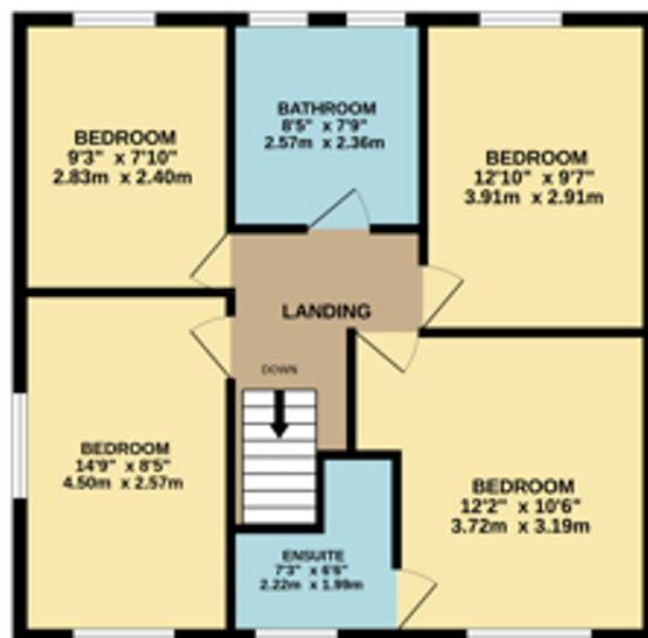




GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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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