



7 Howey Rise, Frodsham

Frodsham

£750,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



7 Howey Rise

Frodsham

A smart and stylish detached family home offering superbly presented accommodation, high quality fittings, strong eco credentials, and superb gardens, backing onto Frodsham Hill Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Remodelled, Refurbished and Extended Family Home
- Sought After Location off Howey Lane
- Landscaped Garden Backing on Frodsham Hill
- Smart and Stylish Accommodation
- Impressive 2195 Square Feet
- Energy Efficient Air Source Heating and Solar PV Panels
- Significant Investment and Upgrades





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This impressive family home has been radically transformed over recent years with a series of high-quality improvements and a creative, stylish rear extension, making it a very appealing property for those that who are busy, not wishing to take on a long-term project.

The house enjoys a prime position, within easy reach of the centre of Frodsham, set in a secluded corner plot, with landscaped rear garden and a backdrop of protected woodland.

Internally there is just under 2200 square feet of space. The design and layout is optimised for modern living including large open plan luxurious spaces creating a hub for day-to-day life, socialising and entertaining with separate reception rooms for relaxation, privacy and home working. .

Quality fittings have been introduced throughout including oak flooring and doors, a new composite front door, floor tiling, luxury bespoke kitchen cabinets and sumptuous bathrooms. There has also been the installation of 10 solar PV panels, 28kw battery storage and an air source heat pump supplying heating and hot water. This leads to lower energy consumption and significantly reduced heat and power costs, currently totalling around £700 per year.



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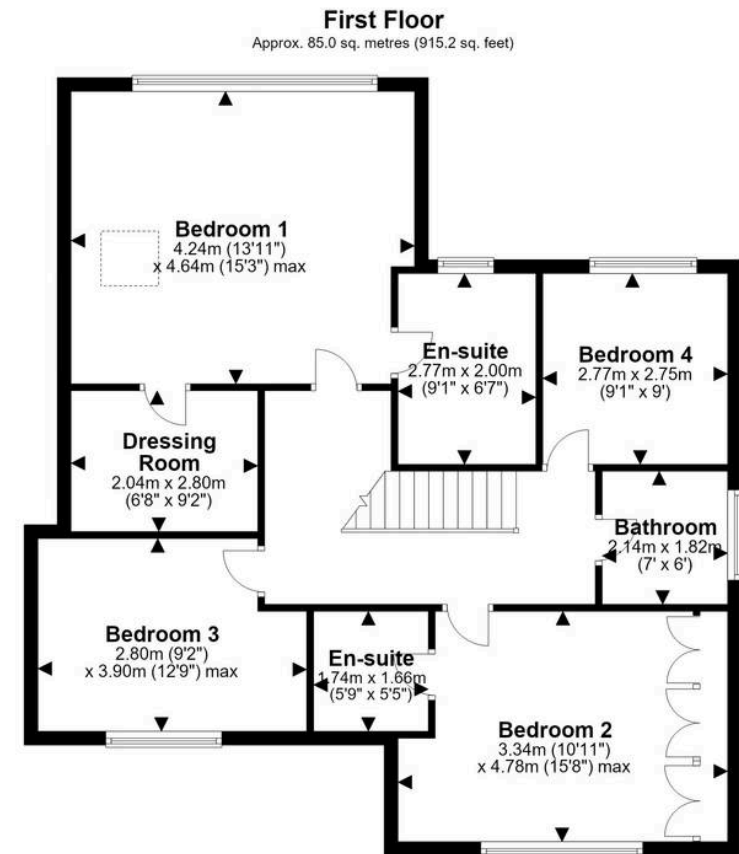
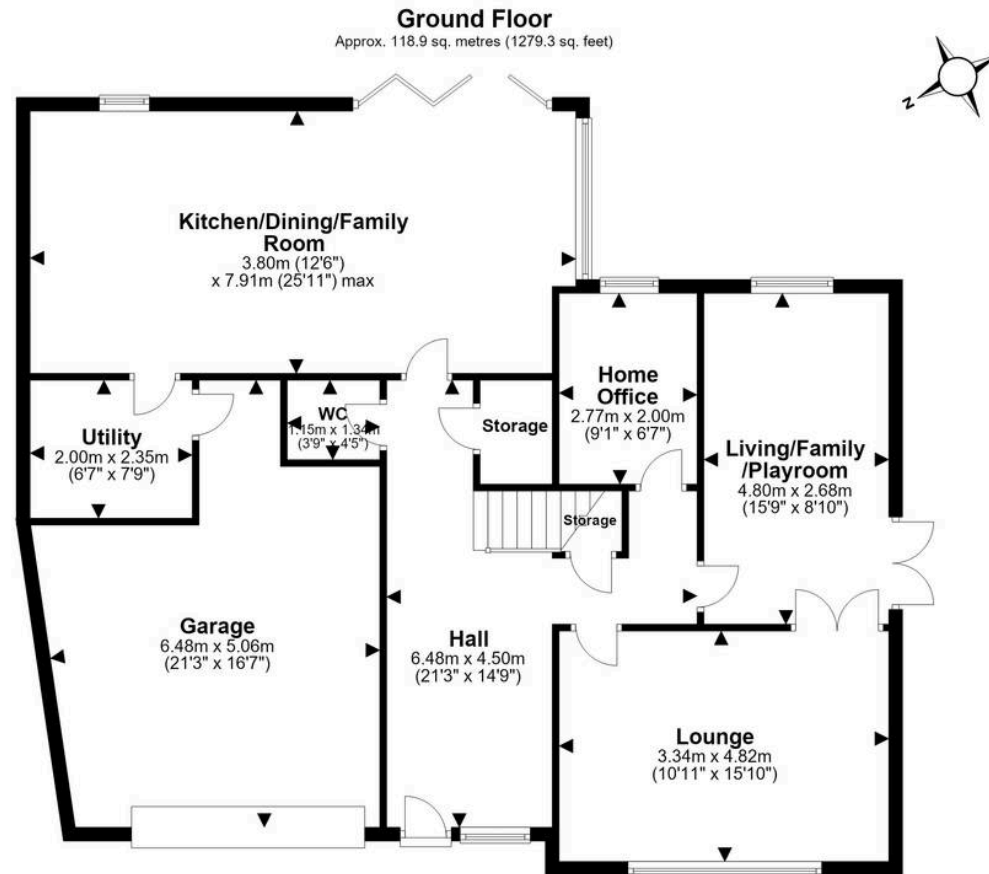
The ground floor features a wide and welcoming entrance hallway with a cloakroom/WC, a lounge to the front with log burning stove, a separate family/playroom and a fitted home office. The wonderful open plan kitchen/living and dining room extends to the rear with wide, bi folding doors offering views over the beautiful rear gardens, creating ideal indoor/outdoor living during warmer weather. There are quality cabinets in a timeless gloss white finish with quartz worktops and built in high end appliances. Under floor heating runs throughout the kitchen. There is access to a utility room with an internal door providing convenient access to the large garage.

The first floor offers four good sized bedrooms and three bathrooms, two being en-suite. The main bedroom is a fabulous space with a high vaulted ceiling and feature windows overlooking the garden and woodland beyond. It also has a dressing room and a luxury shower room en suite. There is ample driveway parking and a large garage.

The rear garden is enveloped by natural woodland and has been professionally landscaped to maximise both visual appeal and practicality. There are stone patio areas to enjoy both morning and afternoon sunshine and illuminated terraced herbaceous borders stocked with a wide selection of shrubs and plants. The garden is fully enclosed by quality fencing making it dog and child friendly but there is a handy pedestrian access gate allowing direct access onto lower walk on Frodsham Hill.







Total area: approx. 203.9 sq. metres (2194.5 sq. feet)

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