



## Broad Lane, Grappenhall Warrington

Beautiful Detached Home • Four Good-Sized Bedrooms • Perfect Family Home • Stunning Open Plan Kitchen  
• Generous Dining/Family Room • Modern Interior Throughout • Conservation Area • Gorgeous Garden with Private  
Access to the Village • Spacious Driveway • Desirable Location



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

This beautiful four-bedroom detached home offers a rare opportunity to secure a stunning family home on one of the area's most desirable roads, set within a highly sought-after conservation area. Finished to an exceptional standard throughout, the property effortlessly combines elegant contemporary interiors with a thoughtfully designed layout, perfectly suited to modern family living.

Upon entering, you are welcomed by an inviting hallway leading to the heart of the home, a stunning open-plan kitchen, beautifully appointed with high-quality integrated Neff appliances, stylish cabinetry, and a striking central island. Seamlessly flowing into the spacious dining and family area, this impressive space is flooded with natural light from the Velux windows above, creating a bright and airy atmosphere ideal for both everyday living and entertaining. Three sets of patio doors provide direct access to the garden, effortlessly blending indoor and outdoor living.



Continuing through the property, the elegant lounge offers a warm and relaxing retreat, complete with a charming log burner, making it the perfect space to unwind. The ground floor is further enhanced by a practical utility room and a WC.

Home to the first floor, the property boasts four good sized bedrooms, each benefitting from ample natural light and excellent storage space, providing comfortable accommodation for the whole family. The impressive principal bedroom offers space for a king-sized bed, and a substantial dressing area, and a stylish en-Suite shower room. A modern family bathroom serves the remaining bedrooms.

Further adding to the home's appeal is the substantial loft space, which is fully boarded and insulated with easy access provided via a loft ladder. Offering excellent potential for conversion into a fifth bedroom, home office, or versatile additional living space, subject to the necessary consents.



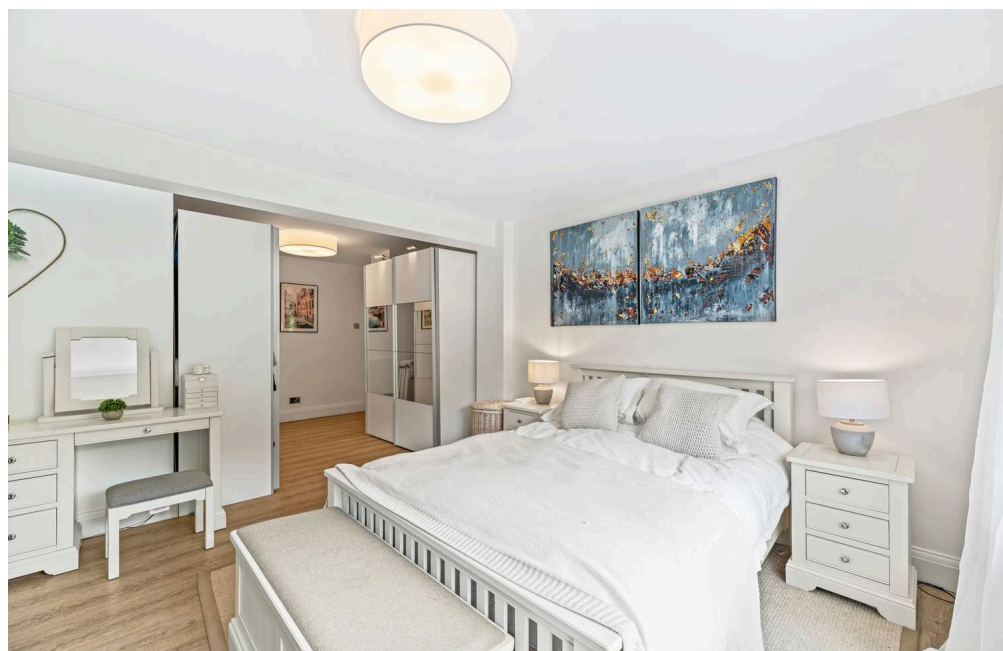
## GARDEN

The beautifully maintained rear garden is a true highlight of the property, offering an exceptional outdoor space that has been thoughtfully designed for both entertaining and relaxation. Enjoying a desirable south-east facing aspect, the owners report the garden benefits from sunlight from dawn until dusk for most of the year, while the stunning views from the rear windows lead the eye effortlessly through the expansive garden and into the established woodland beyond.

Stepping out through one of the patio doors, you are welcomed onto a stunning paved terrace, where the current owners have created the ultimate entertaining area, complete with a hot tub, outdoor seating, and a fully equipped outdoor kitchen. Featuring a pizza oven, barbecue, and outdoor fridge, this impressive space provides the perfect setting for enjoying warm summer evenings with family and friends.

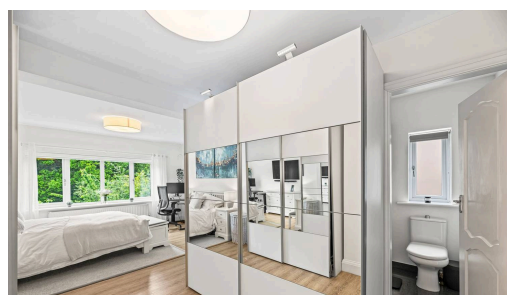
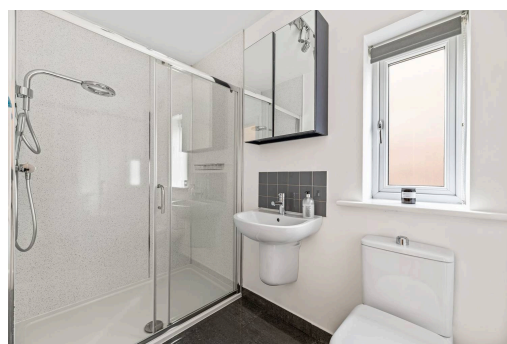
Descending the steps to the lower level, a charming pathway runs elegantly through the centre of the expansive lawn, bordered by mature planting, established shrubs, and beautifully maintained greenery, creating a peaceful and picturesque setting. To the rear of the garden, the property benefits from private access directly into the heart of the village.

To the front of the property, the home further benefits from a spacious private driveway providing parking for multiple cars, along with a substantial double-width garage with an electric roller door. The garage provides excellent storage and workshop space, offering fantastic versatility, there is ample potential to extend the utility room and/or create a separate home office while still retaining a generously sized garage space.

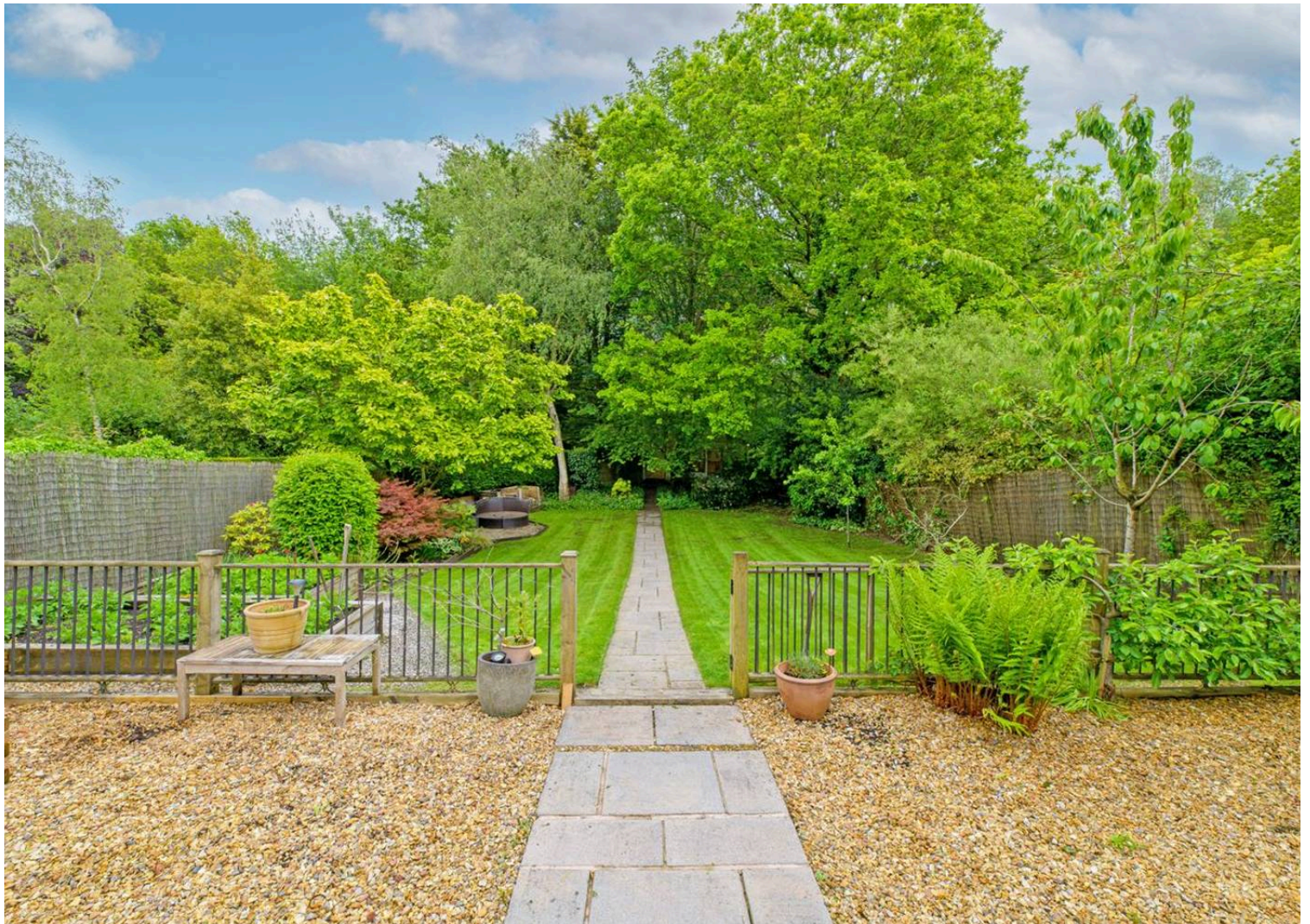


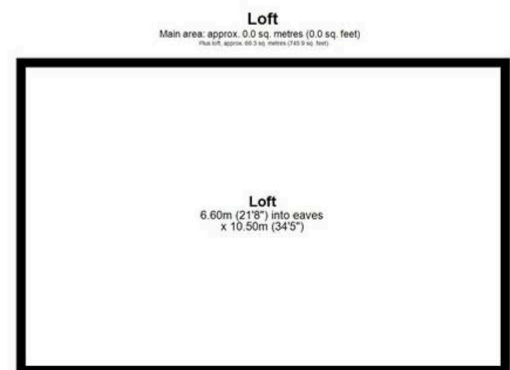
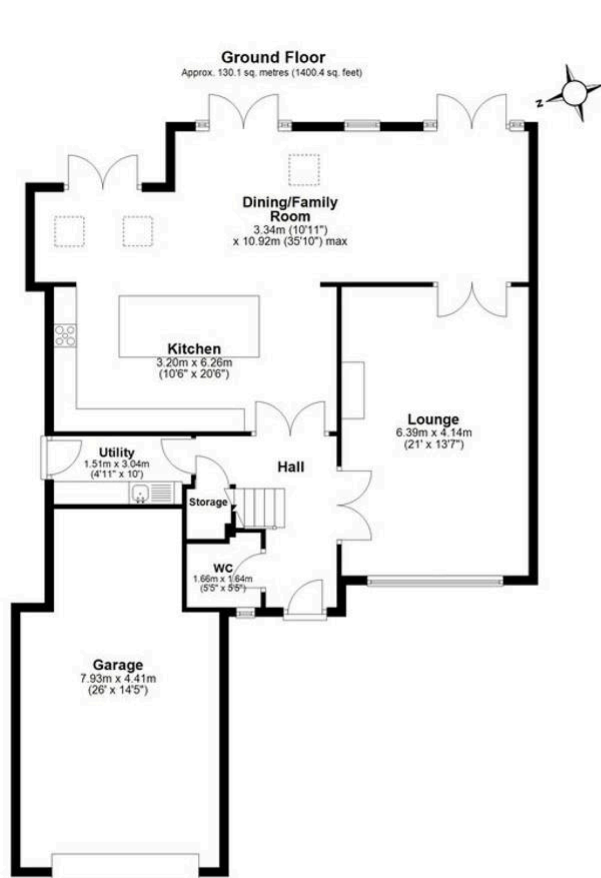
### GENERAL INFORMATION

- Council Tax band: F
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- Location: Grappenhall









Main area: Approx. 212.5 sq. metres (2286.8 sq. feet)  
 Plus: loft, approx. 69.3 sq. metres (745.9 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.