



Twiss Green Lane
Culcheth



Miller Metcalfe
PRESTIGE

SINCE 1891

An exceptional four-bedroom detached family home in the heart of Culcheth village

Located on the ever-desirable Twiss Green Lane, this stunning, extended four-bedroom detached residence offers the perfect blend of modern family living and timeless charm. Beautifully re-modelled throughout, the property sits within easy walking distance of highly regarded Primary and Secondary schools, as well as all village amenities, including independent shops, restaurants, cafés, a doctor's surgery and dentist.

Upon entering, you are welcomed into a spacious vaulted entrance hall that immediately sets the tone for the quality and scale throughout. The ground floor offers a cloakroom WC, a versatile home office/study, and a generous, high-specification kitchen featuring matching base and wall units, striking granite worktops, integrated appliances, and a separate utility room with direct outdoor access.

The heart of the home is the expansive open-plan dining and sitting room, which leads through from the kitchen, making it ideal for entertaining. This space features a fireplace and west-facing patio doors that flood the space with natural light and lead out to the sunny rear garden. A second dual-aspect reception room offers additional flexible living space, ideal for families with children and teenagers and has a second access point into the rear garden via double doors. The entire ground floor benefits from underfloor heating and full double glazing, ensuring comfort and energy efficiency year-round.



Upstairs, the luxurious master suite impresses with fitted wardrobes, a Juliet balcony, dressing area, and a sleek modern en-suite shower room. A second generously sized double bedroom also features a Juliet balcony and its own en-suite, while the third and fourth bedrooms are both well-proportioned and served by a stylish, contemporary family bathroom with corner jacuzzi bath.

Externally, the home offers ample off-road parking via a paved driveway, with hedge privacy border, while the private rear garden is laid mainly to lawn with an Indian stone-paved patio, perfect for al fresco dining and enjoying long summer evenings. A large detached brick garage with a dedicated garden store room completes this outstanding home.

This is a rare opportunity to acquire a truly special family home in one of Culcheth's most sought-after locations, so early viewings are strongly advised to avoid disappointment.

Entrance & Guest WC

The entrance hallway is a bright and welcoming space, fitted with Karndean flooring and underfloor heating, which runs throughout the ground floor. A vaulted ceiling adds to the feeling of space, with a striking mezzanine landing above and Oak doors which have been fitted throughout the property. A generous WC is accessed from the hallway, providing added convenience.

Reception Rooms

The formal lounge is a well-proportioned dual-aspect room with double doors leading into the rear garden and a door leading into the open plan dining/sitting room.

The open-plan sitting room/area offers a second living area, perfect for families with teenagers wanting their own private space. Fitted with a wall-mounted electric fire and a second set of rear external double doors, this room flows through into the kitchen, providing the perfect space for entertaining.

A ground floor study, situated at the front of the property caters for modern-day working arrangements.





Kitchen & Utility Room

The kitchen is fitted with a range of tasteful Walnut wall and base units, with black Granite worksurfaces, a Range cooker, integrated dishwasher and space for a wine cooler and fridge freezer.

The utility room is adjacent to the kitchen and provides space for a washing machine and tumble dryer, with a door providing external access to the side of the property.





Bedrooms & Bathrooms

The upstairs landing features a striking curved feature wall and provides access into the four generous bedrooms.

The main bedroom suite has double doors to a Juliet balcony and is a generously-proportioned bedroom with a dressing area, with fitted wardrobes and an en suite shower room, with shower cubicle, hand basin, WC and tiled walls. A second bedroom has double doors and a Juliet balcony and also benefits from an en suite shower room, with the remaining bedrooms having the use of the family bathroom, which comprises of a corner jacuzzi bath, hand basin, WC and tiled elevations.

A storage/laundry room completes the first floor accommodation and houses the hot water tank and wall-mounted boiler.





External Areas

Externally, this beautiful home is fronted by a generous driveway, providing parking for several cars, with a hedge border creating privacy from the road. Double gates at the side offer access through to the detached garage at the rear, which has been split into two spaces, offering car storage and additional garden storage space.

To the rear of the house lies an Indian stone paved patio area with enclosed lawn garden and mature planted borders. The rear garden has the added benefit of not being overlooked.

Additional Information

Tenure: Freehold

Local Authority: Warrington, Band: F, Annual Price: approx £3,295 per annum

Flood Risk: Very low

Mobile coverage:

EE, Vodafone, Three, O2

Broadband:

Basic: 18 Mbps

Superfast: 76 Mbps

Ultrafast: 1800 Mbps

Satellite / Fibre TV Availability:

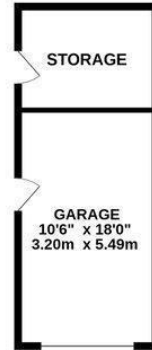
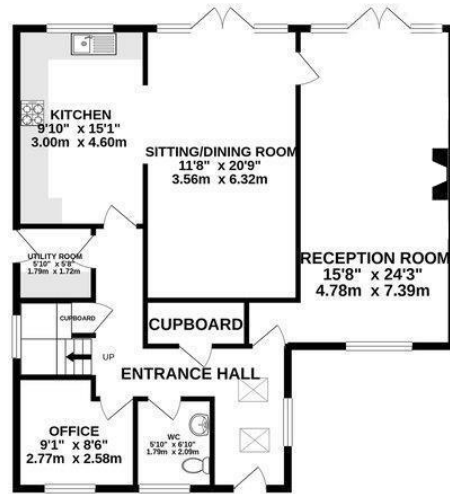
BT, Sky

Underfloor heating to ground floor

EPC Rating - C



GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR
982 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 2280 sq.ft. (211.8 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.
Made with Metropix ©2020

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.