



Twiss Green Lane
Culcheth



Miller Metcalfe
PRESTIGE

SINCE 1891

Nestled on a highly sought after road, recently renovated to the highest standards and specifications, this detached property offers over 3000 square feet of living space, plus a 230 square foot garage. With stunning views over the countryside, it is ideally placed for excellent schools and amenities of Culcheth village.

The property has been renovated to the highest of standards by the current owners, with no expense spared, resulting in a truly striking and contemporary family home. Complimentary to the modern design, the current owners have retained the charming elements from the original design of the property, such as the distinctive front curved upstairs window.

Upon approaching the property, there is an extensive driveway, which offers ample parking for multiple vehicles, along with an integral double garage and beautifully maintained wraparound lawned garden to the front and side. To the rear of the house is an enclosed lawned garden with mature shrub borders and stunning views of the countryside beyond, perfect for family activities and outdoor relaxation.

Entering the house itself through a bright and airy hallway, you are welcomed by a bespoke designer staircase with recessed mood lighting and a mezzanine balcony above. The striking hallway features luxurious Lamborghini floor tiles with underfloor heating, which extends throughout the ground floor, creating a comforting ambience.

The large open-plan dining kitchen with sitting area is the true showstopper in this fantastic family home and is fitted with bespoke German handle-free wall and base units, complemented by Dekton surfaces and splashbacks, with a central dining island unit and high-specification integrated appliances. Wall-to-ceiling sliding doors across the back of this room allow light to flood into this generous space and offer access and picturesque views over the rear garden and countryside beyond.

A further sitting room/lounge area, perfect for relaxation is accessed from the open-plan kitchen. Also accessed from the kitchen is a plant room and utility room, which also benefits from Dekton work surfaces, with an inset sink, and space for additional appliances. The state-of-the-art plant room houses the boiler and technology controls for the property.

The snug/garden room and integral double garage are also reached from the utility room. The snug/garden room is currently used as a study by the current owners. This room provides a peaceful and tranquil retreat with beautiful views over the rear garden.

An additional reception room, currently used as a playroom, could alternatively serve as a ground floor bedroom for guests, being that it is adjacent to the ground floor shower room.

To the first floor there are four well-appointed double bedrooms. The expansive master suite features an adjacent room, which would make an ideal en suite. The bedroom leads out to a balcony at the rear, offering phenomenal views on clear days. The large master suite incorporates a spacious dressing area. A further two of the bedrooms are located at the rear of the property, both with fitted wardrobes, additional balcony access and stunning countryside views, with the fourth double bedroom being situated at the front of the property.



The family bathroom serves three of the first floor bedrooms and is elegantly designed with a freestanding bath, shower, large vanity hand basin, WC, and tiled elevations.

This beautifully renovated detached property seamlessly blends classic features with contemporary design, offering a truly immaculate family home that exudes both comfort and style. Internal viewings are strongly advised in order to fully appreciate the generous amount of space and exceptional standard of presentation.

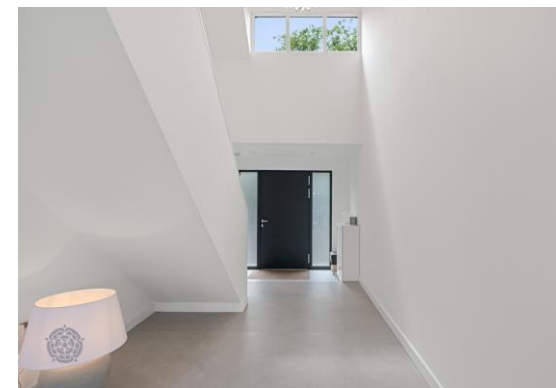
Entrance Hall

Upon entering the property, visitors are greeted by the sense of light and space in the striking entrance hallway, fitted with tasteful designer floor tiles, produced by Lamborghini, with underfloor heating, which runs throughout the ground floor. Above sits a gallery landing, accessed by a bespoke designer staircase, with recessed mood lighting. The landing area provides an eye-catching elevated view of the entrance area below and overlooks the front garden through the feature curved window.

Reception Rooms

The property benefits from three reception rooms, in addition to the sitting area within the open-plan space. The first is a more formal lounge area, situated at the front of the property, which is accessed from the open-plan area.

The second reception room is a well-proportioned room, which is used as a play-room by the current owners, but would equally work well as a ground floor bedroom, being that there is an adjacent shower room, comprising of a shower, low-level flush WC, hand basin, tiled floor and walls. The third of the reception room lies at the rear of the property and is accessed from the utility room. This is a calm and tranquil room, ideal for relaxing in and is kept bright by the dual aspect floor-to-ceiling windows, which overlook the picturesque rear garden. This room would make an ideal study for potential purchasers.





Open-Plan Kitchen, Dining & Sitting Room

The striking open-plan kitchen, with dining and sitting areas is a well-proportioned space, with stunning views over the rear garden and fields beyond, accessed through large sliding doors, which seamlessly blend the indoor and outdoor spaces. Due to the clever orientation of the house, this space also remains lovely and cool on warmer days.

The kitchen area is fitted with bespoke designer German wall and base units, with Dekton worktops, island and splashbacks. High specification Bosch integrated appliances include a full-length fridge, full-length freezer, sinks with Quooker tap, dual-climate wine cooler, and four ovens: one steam and one combination microwave, with an inset induction hob and retractable extractor set within the island.









Utility Room And Guest WC

Leading off the kitchen is the designer utility space with elevated appliances and Dekton worktops, with an inset sink. The state-of-the-art plant room, is accessed from the utility room and houses the boiler system. The garage is also reached from the utility area through a Latham steel security door. The garage is fitted with porcelain non-slip floor tiles, an aluminium remote control shutter door and has CCTV coverage. Access into the garden can be reached from the garage from a second steel door.





Bedrooms & Bathrooms

There are four generous double bedrooms to the first floor. The master bedroom is a large room which incorporates a dressing area. This room has an adjoining room, intended to provide en suite facilities, although it has not yet been fitted, to allow potential buyers choice on fittings after purchase. This room also benefits from far-reaching views over the countryside, with access onto a balcony, providing the perfect spot for watching the sunset on balmy summer evenings.

Two further double bedrooms, both with fitted wardrobes have access onto the rear balcony, with the fourth double bedroom being located at the front of the property. The family bathroom is tastefully presented and incorporates a freestanding bath, separate shower cubicle, large feature vanity hand basin, low-level flush WC and tiled elevations.







External Areas

The property is set back from the road and is fronted by a driveway, providing ample parking for several vehicles, in addition to the integral double garage. A lawned garden wraps around the front and side of the house, meeting with the generously-proportioned rear garden, with mature planted borders, patio area and beautiful views over the surrounding countryside.



Additional Information

Tenure:- Freehold

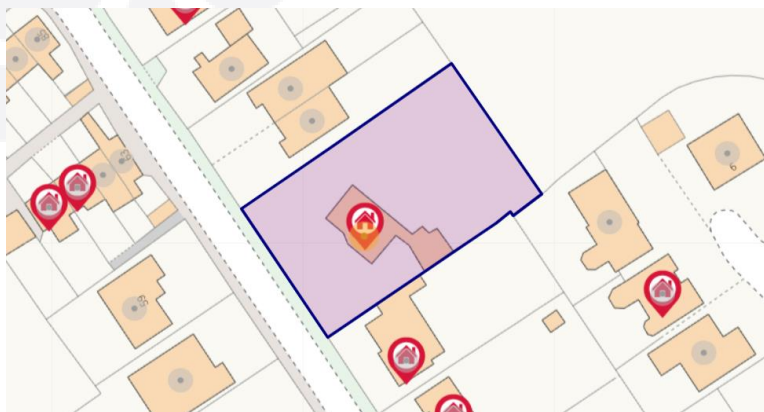
Council Tax Band:- F, approximate annual amount:
£3,136 per annum.

Mobile Coverage:-
EE (outside only)
Vodafone
Three
O2

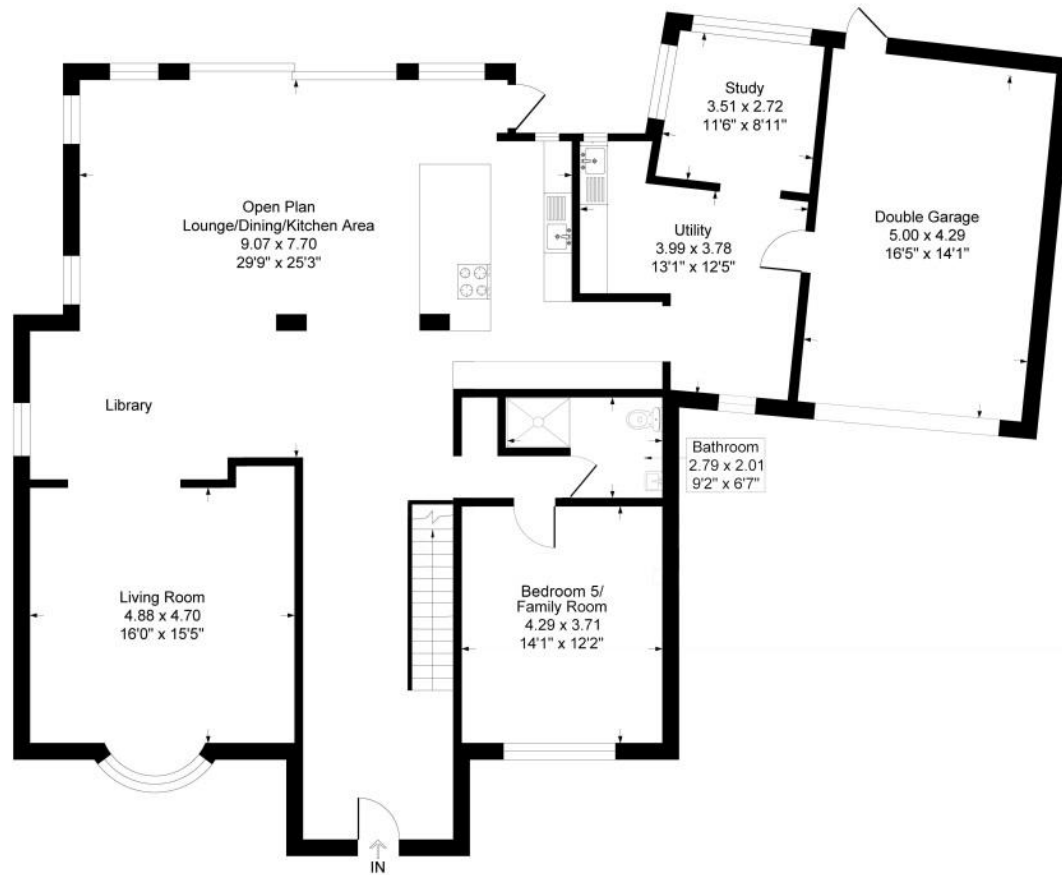
Broadband:-
Basic: 15 Mbps
Superfast: 49 Mbps
Ultrafast: 1000 Mbps

Satellite / Fibre TV Availability:-
BT
Sky

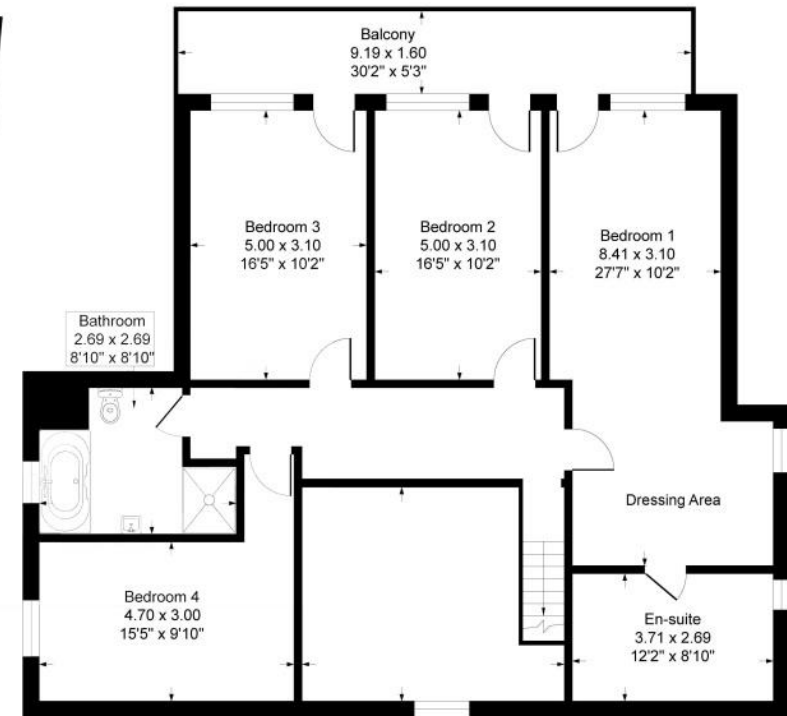
EPC Rating - C



Ground Floor
1964 sq.ft. (182.5 sq.m.) approx



First Floor
1356 sq.ft. (126.0 sq.m.) approx



Total Floor Area : 3321 sq.ft. (308.4 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.