8 Culcheth Hall Drive, Warrington, WA3 4PS

£850,000

Bridgewater
Estates & Lettings

Culcheth Hall Drive

Warrington WA3

Offered for sale with NO ONWARD CHAIN this stunning 5 bedroom property is located on one of the most sought after roads in the area. Having been luxuriously converted into a spacious 5 bedroom property boasting features such as underfloor heating and a large master suite with walk through wardrobe and wet room, we would strongly recommend an early inspection to avoid disappointment.

General description
Positioned on the exclusive tree lined road of Culcheth Hall Drive this property has many outstanding features that must be viewed to be fully appreciated. This large 5 bedroom property has been sympathetically extended with many high specification features added such as underfloor heating to several rooms and bifold doors opening onto the rear decking area. The ground floor has been opened up to form a large family area that flows through into the lounge which boasts a feature Inglenook fireplace. The first floor has five bedrooms, two of which are en suite. The master suite has a dressing area extending into the en suite with integrated wet area. Externally the mature larger than average gardens are well stocked and also have the benefit of a summer house and garden shed for storage.
The block paved drive to the front has parking for several vehicles.

Entrance Hallway
10'8" x 6'11"
Ceramic tiled floor, single radiator and central ceiling light, alarm control panel and smoke alarm. Under stairs cupboard for storage.

Lounge
19'0" x 10'11"
Ceiling mounted downlights, two wall mounted lights, single radiator in white, decorative gas fire with ceramic logs.

Family Room
17'8" x 10'10"
Ceiling downlights, single radiator, electrical underfloor heating, ceramic tiled floor, wall mounted central heating controller, dark grey bi-fold doors, two ceiling mounted Velux windows.

Kitchen
19'7" x 10'9"
Ceiling mounted downlights, single radiator, various walnut and cream wall and base kitchen units, Samsung wine cooler, Bosch integrated dishwasher, black resin two bowl sink with chrome mixer tap, Baumatic 5 burner gas hob, stainless steel extractor hood and two Baumatic ovens.
Other features include underfloor electric heating, cream ceramic floor tiles and a bespoke island in a black resin with decorative side panels.

Utility room
10'9" x 9'8"
Cream ceramic floor tiles, selection of white wall and base units, black formica worktop with black resin sink and black mixer tap, white ladder style radiator and space for fridge freezer. External door onto the side of the property, rear access to the garage.

WC
5'0" x 3'7"
Cream ceramic floor tiles, half height wall tiles in a gloss brown, ceiling downlights, white ceramic sink mounted on a Walnut vanity cupboard with a chrome mixer tap, white wc with dual chrome flush control.

Dining Room
11'3" x 11'0"
Combination of cream and oak wood effect floor tiles, ceiling downlights and a single radiator.

Master Bedroom
20'0" x 10'7"
Ceiling mounted downlights, two single vertical radiators, patio doors overlooking rear garden with glass balcony.

Walk through wardrobe
10'2" x 9'6"
Sliding wardrobe doors in a light coffee colour enclosing a combination of hanging and drawer space, ceiling downlights.

Master bedroom en suite
9'9" x 9'2" narrowing to 4'10"
Stone coloured floor tiles with underfloor heating, wet area for the dual head shower with glass shower panel, wall tiles in a decorative stone colour with an inlaid grey/black tiled panel, shower in chrome with remote mounted controls, dual sinks in white with chrome mixer taps mounted on a wall hung vanity unit with integrated white drawers, wall mounted mirror with power for LED lighting and clock, single ladder style radiator in chrome, white close coupled wc.

Bedroom 2
11'1" x 10'9"
Ceiling downlights, decorative LED uplighting strip, single radiator.

En suite to bedroom 2
4'11" x 4'7"
Half tiled walls and floor in a light grey ceramic with a decorative inlaid charcoal panel, single ladder style radiator, curved shower cubicle in glass/chrome with an Aqualisa chrome/glass electric shower, close coupled wc in white and a single white sink with chrome waterfall style tap mounted in a white vanity unit, ceiling mounted downlights.

Bedroom 3
10'4" x 7'0"
Ceiling mounted downlights, single radiator.

Bedroom 4
Centre ceiling light, single radiator.

Bedroom 5
10'9" x 7'10"
Centre ceiling light, single radiator.

Family bathroom
Floor tiles in a light coffee colour, wall tiles in a light cream, mosaic tiles to the front of the bath panel, single bath in white with a decorative chrome tap, ceiling mounted downlights, white sink with chrome mixer tap mounted on a walnut wall mounted vanity unit, wall mounted cupboard with mirror front, close coupled wc in white, chrome dual head mixer shower boiler fed, extractor fan.

Garage
18'4" x 9'5"
Single garage with both front and rear access, light and power available, main central heating Worcester gas boiler. Main front door is electrically operated and is a sectional design.

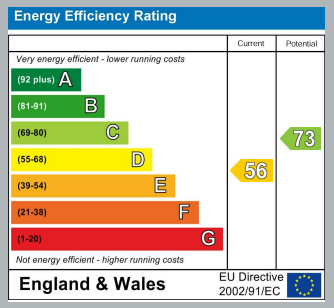
External
The front is a combination of block paving and lawn and has parking for several vehicles.
To the rear the gardens are extensive and are well stocked with a variety of shrubs and trees. Additionally there is a wooden summerhouse and a plastic storage shed.

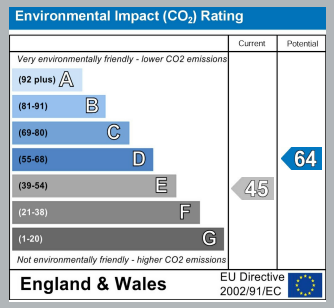
Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

Services
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Culcheth Hall Drive
Warrington WA3

- 5 Bedrooms
- Master bedroom with walk through wardrobes.
- Under floor heating to several rooms
- Extensive gardens
- Large family room and kitchen
- Parking for several vehicles
- Council tax band F





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