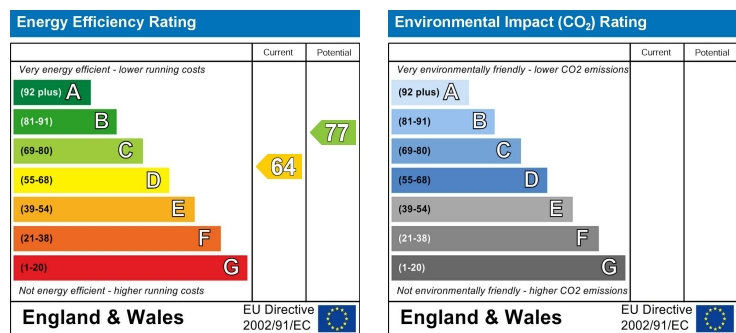
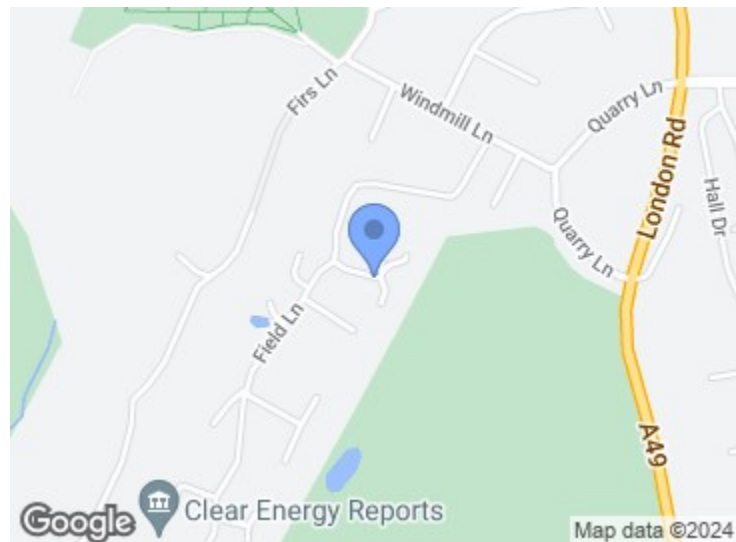


Location

Appleton is a leafy suburb neighbouring Stockton Heath which offers a range of associated amenities including retail outlets, restaurants, bars and borders onto Walton Hall Gardens. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports.

Appleton is home to Fox Covert Cemetary, known locally as 'Hillcliffe' which offers an excellent vantage point across Warrington. This makes it a hot spot for a range of occasions including New Year's Eve and Bonfire Night. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.'

Home to a golf club and leisure centre Appleton is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families.



Appleton



SET WITHIN A EXCLUSIVE DEVELOPMENT OF 'POTTON' HOMES ON THE 'HAMPTONS' – GRAND GATED ENTRANCE WITH PILLARS & LIGHTING – SYNONYMOUS WITH PRESTIGE LIVING – RENOWNED FOR EXPOSED TIMBER BEAMS & HIGH-QUALITY JOINERY – NO CHAIN. Occupying an enviable position, this unique home has benefitted from constant care from its long-term owners, enjoying accommodation including a welcoming hallway, lounge with feature 'Inglenook' fireplace, dining kitchen, utility and w/c, three bedrooms with further en-suite and walk-in wardrobe to the master, family bathroom and useful storage solutions. Pleasant rear gardens enjoy a woodland view with a private aspect, with the property further benefitting from ample parking and a large double garage.

£725,000

Appleton Field Lane



Accommodation

Set within arguably the most sought-after setting within Appleton, and situated on the fringe of 'The Hamptons'. Occupying a prime plot, this family detached home built in the late nineties forms part of the respected development of 'Potton Homes'. who are renowned for their structural exposed timber beams. Having been subject to the initial phase, thus enjoying an abundance of space, this home has been in the family since new and enjoys a grand entrance with twin pillars. Boasting a wealth of charm, the accommodation includes a welcoming hallway with cloakroom & Wc, lounge with feature 'Inglenook' fireplace and views over the lawned garden, dining room, dining kitchen with integrated appliances, utility room, three bedrooms, en-suite and walk-in wardrobe to the master and a family bathroom. This home represents the highest of qualities one would desire. The lawned rear garden further benefits from a private aspect overlooking woodland and enjoying a decked sitting area. Finally, double garage space with ample off-road parking. The property benefits from approved planning permission to add a two storey extension, application number 2021/39453

Entrance Porch

5'6 x 4'2 (1.68m x 1.27m)

Painted timber frame front door, two ceiling lights with leaded stained glass panel.

Entrance Hallway

19'1 x 9'9 (5.82m x 2.97m)

Accessed through a solid timber front door with a stained glass leaded inset panel, tiled flooring, exposed decorative beam, turning stairs to the first floor with an understairs store cupboard. Two radiators with covers, inset lighting.

Cloakroom

2'10 x 2'0 (0.86m x 0.61m)

Hanging and shelving storage space.

Lounge

22'8 x 17'7 (6.91m x 5.36m)

Inglenook fireplace with an exposed brick inset boasting a centre piece living flame log effect gas fire, raised quarry tiled hearth with inset lighting. Ceiling beams, double glazing to the front elevation, double glazed French doors to the rear elevation. Inset lighting, radiator and cover. Turn then to the...

Study

10'4 x 6'11 (3.15m x 2.11m)

...Office nook with double glazed Velux window to the rear, ceiling beam, inset lighting, radiator and cover, polished wooden flooring.

Dining Room

14'7 x 10'9 (4.45m x 3.28m)

Tiled flooring, double glazing to the front elevation, ceiling beams, inset lighting, radiator.

Dining Kitchen

15'3 x 15'1 (4.65m x 4.60m)

Handcrafted kitchen featuring a range of base, drawer and eye level units with integrated appliances including a four-ring gas hob, oven and grill, illuminated extractor canopy, dishwasher, space for an American style fridge freezer, double basin sink set in a heat resistant roll edge work surface, tiled flooring, inset lighting, ceiling beams, twin double glazing to the rear elevation, radiator and cover.

Utility

7'2 x 5'5 (2.18m x 1.65m)

Range of base and eye level units, stainless steel single sink draining unit with mixer tap set in heat resistant roll edge work surfaces, tiled splashback, space for a washing machine and dryer below. Potterton 'Suprima' wall-mounted boiler, tiled flooring, double-glazed door to the rear elevation, radiator.



First Floor

Landing

10'7 x 9'9 (3.23m x 2.97m)

Double glazed Velux window, inset lighting, radiator, exposed ceiling beam.

Bedroom One

14'7 x 12'6 (4.45m x 3.81m)

Wooden flooring, double glazing to the front elevation and side elevation, ceiling beam, radiator.

Dressing Room

6'8 x 5'9 (2.03m x 1.75m)

Engineered wood effect flooring, hanging and shelving storage & ceiling beam.

En Suite Bathroom

8'5 x 7'3 (2.57m x 2.21m)

Tiled bath with thermostatic shower, wash hand basin, low-level w/c, partially tiled walls with contrasting tiled flooring, double glazing to the rear elevation, inset lighting, shaving point, radiator, ceiling beam.

Bedroom Two

16'7 x 9'11 (5.05m x 3.02m)

Engineered wooden flooring, double glazing to the rear elevation, inset lighting, floor-to-ceiling beam and ceiling beam, radiator, closet with wooden doors.

Bedroom Three

13'4 x 8'9 (4.06m x 2.67m)

Engineered wooden flooring, double glazing to the rear elevation, ceiling beam, floor-to-ceiling beam, glazed double doors opening to hanging and shelving storage, inset lighting, desk with shelving above.

Family Bathroom

8'5 x 8'2 (2.57m x 2.49m)

Panelled bath with thermostatic shower head, hand basin, low-level w/c, partially tiled walls and contrasting tiled flooring. Double glazing to the front elevation, inset lighting, ceiling beam, spotlight and radiator.

Outside

Rear

Well stocked borders, decking area, water tap, wall light points, garden laid to lawn.

Side

Decked area ideal for the hardstanding of garden furniture with a private aspect and surrounding walls.

Garage

18'3 x 17'8 (5.56m x 5.38m)

Double garage with automatic doors, lighting and double glazing inside.

Tenure

Freehold.

Council Tax

Band 'G' - £3,279 (2022-2023)

Services

No tests have been made of main services, heating systems or associated appliances, neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Local Authority

Warrington Borough Council, Tax Band G.

Postcode

WA4 5JR

Possession

Vacant possession upon completion.

Viewings

Strictly by prior appointment with Cowdel Clarke, Stockton Heath.