

## Ashberry Drive, Appleton Thorn Warrington

No Onward Chain • Versatile Reception Rooms • Spacious Driveway • Double Garage • High Quality Landscaped Garden • Fully Renovated Throughout - High Specification • External Outbuilding - With Insulation + Electrics • Solar Panels • Sought-After Location • Open Plan Living



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

Offered for sale with no onward chain, we welcome this beautifully presented four-bedroom detached family home that has been fully renovated throughout to an exceptional standard, offering stylish and contemporary living spaces ready to move straight into. The welcoming entrance hallway provides access to all areas of this beautifully renovated home and creates an immediate sense of space and light captivating you from the moment you arrive. Positioned to the left is the spacious lounge, a bright and airy reception room featuring a charming log-burning stove as its focal point. Tastefully decorated in neutral tones, the room offers a cosy yet contemporary setting, with sliding doors opening into the heart of the home. Undoubtedly the standout feature of the property is the impressive rear extension, designed to create the ultimate family and entertaining space. This stunning open-plan kitchen, dining and family room is flooded with natural light from striking Velux roof windows and bi-fold doors that open onto the rear garden, seamlessly blending



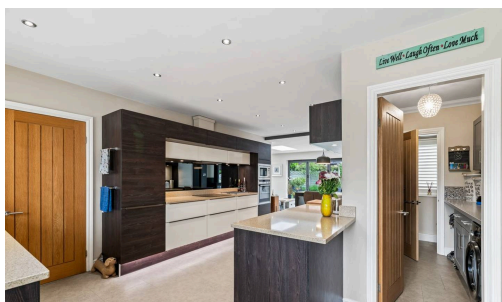
and outdoor living. A second log-burning stove adds warmth and character, radiating the warmth and charm this home has to offer. The contemporary kitchen is finished with quality stone-effect worktops and a central island with breakfast bar seating, creating a clean and sociable space. Featuring integrated NEFF appliances, including a dishwasher and fridge freezer, soft-close shaker-style cabinetry and ample worktop space, the kitchen combines practicality with a sleek, well-designed finish making evening meal prep a breeze! Located just off the kitchen, the separate utility room and wc provides valuable additional storage and laundry space, helping to keep the main living areas clutter-free. The ground floor concludes with a versatile under-stairs study area, perfect for home working, along with practical internal access to the garage.



The first floor offers four bedrooms, including a superb principal suite with an en-suite shower room featuring the added luxury of underfloor heating. Bedroom four is currently utilised as a walk-in dressing room but can be reinstated as a fourth bedroom prior to completion if desired. Two further double bedrooms are bright and airy, while a stylish family bathroom, also benefiting from underfloor heating, completes the accommodation.

## GARDEN:

The rear garden features stylish porcelain tiled patio areas, complemented by neatly maintained sections of artificial lawn for easy upkeep and year-round greenery. Well-defined borders add structure and interest, leading to a tranquil waterfall feature that creates a relaxing focal point. An outbuilding sits to the rear, offering excellent potential for a home office, gym or studio, ideal for personalisation to suit individual needs.



## LOCATION:

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. The area was first listed in the Domesday Survey of 1086 under the name 'Epeltune' which translates to 'the tun where the apples grew.' Within walking distance is an area known locally as Hillcliffe, which offers an excellent vantage point across Warrington. Appleton is also home to a golf club, leisure centre, a range of family pubs and, 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.



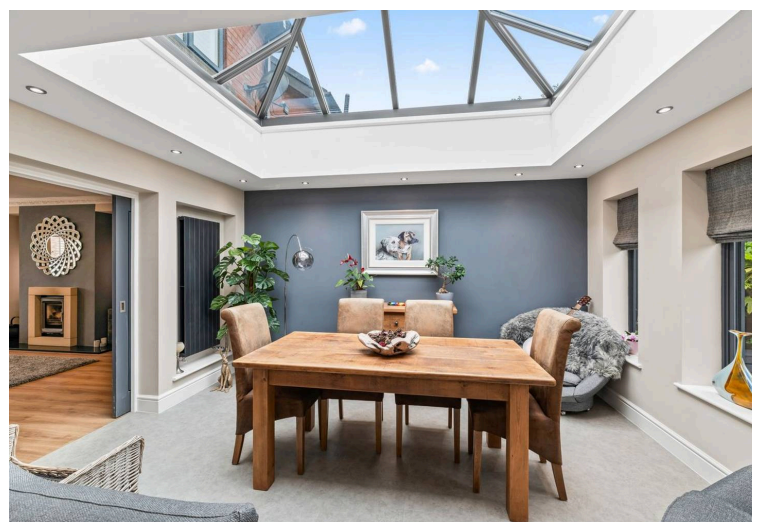
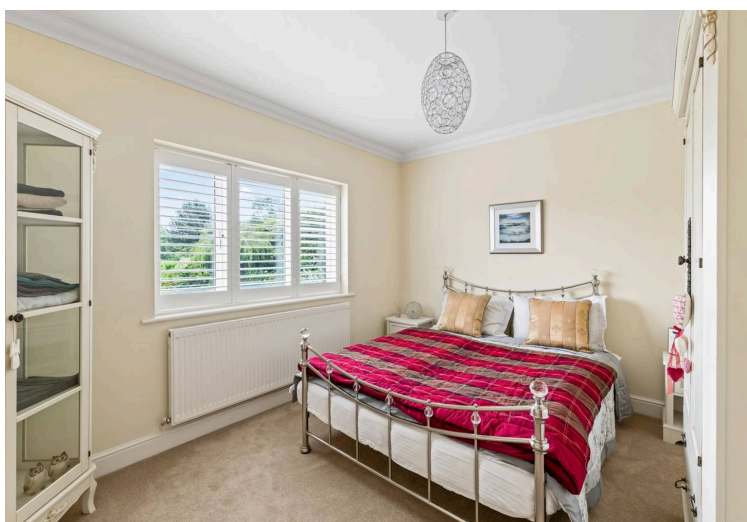
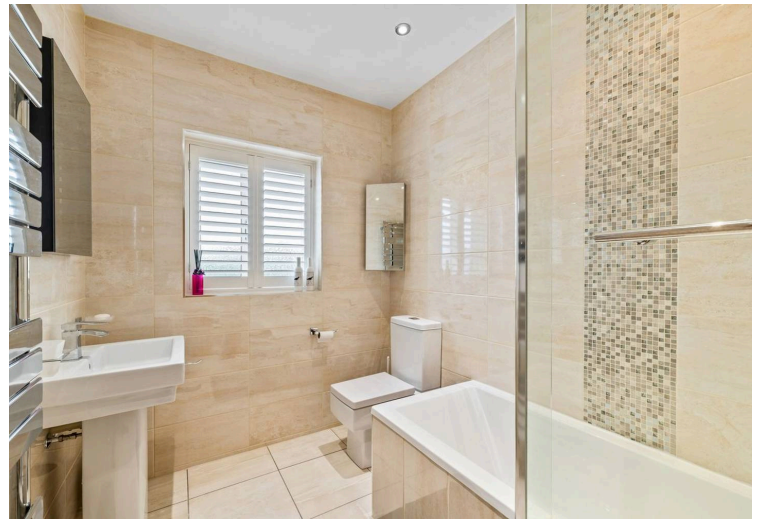
## GENERAL INFORMATION:

Council Tax band: G

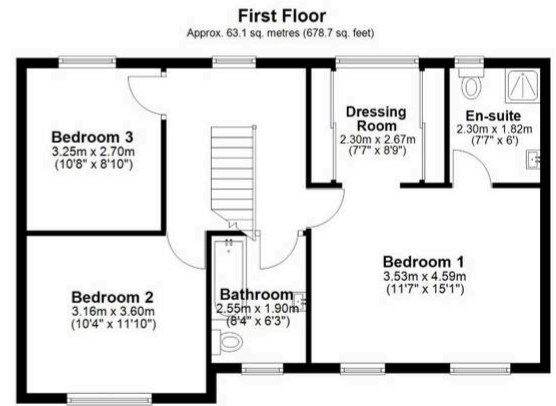
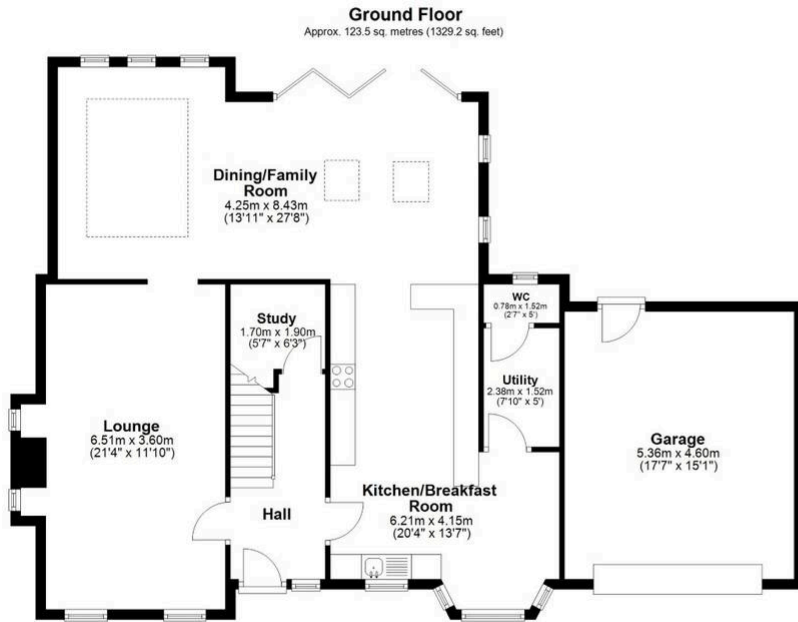
Tenure: Leasehold

EPC Energy Efficiency Rating: B

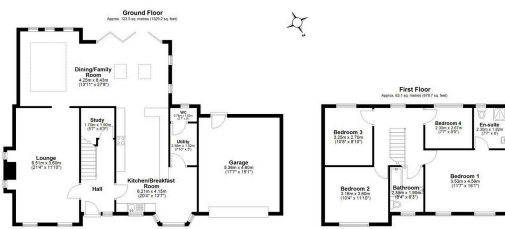








Total area: approx. 186.5 sq. metres (2007.9 sq. feet)



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## CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.  
 Items may be available under separate negotiation.