



High Warren Close, Appleton, Warrington

£1,100,000

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A beautifully presented executive home forming part of the highly regarded 'Hamptons' development at Field Lane, Appleton.

The immaculate accommodation extends to over 3300 sqft and briefly includes; an impressive reception hall, cloaks / WC, study, a spacious lounge with feature inglenook style fireplace, dining room, kitchen / breakfast room with family room off, garden room and utility to the ground floor. On the first floor there is a large galleried landing, five double bedrooms, dressing room, three ensuites and a family bathroom (all of which have been refitted in recent years).

Outside there is driveway parking for multiple vehicles at the front and a fully landscaped West facing garden to the rear.

Early Viewing Essential.





Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

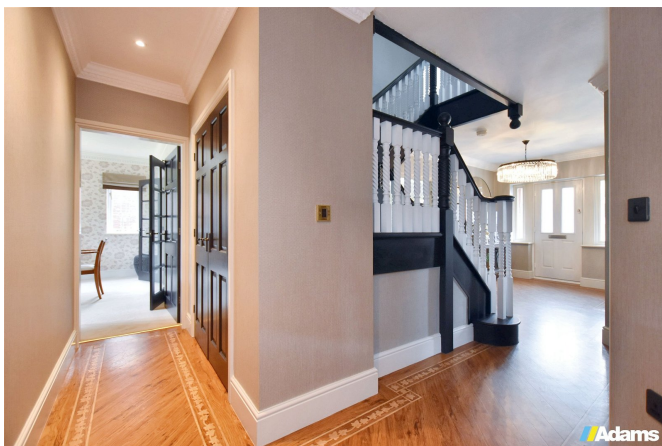
Agents Notes

Tenure: Freehold

Council Tax Band: F

Local Authority: Warrington Borough Council

EPC rating: TBC



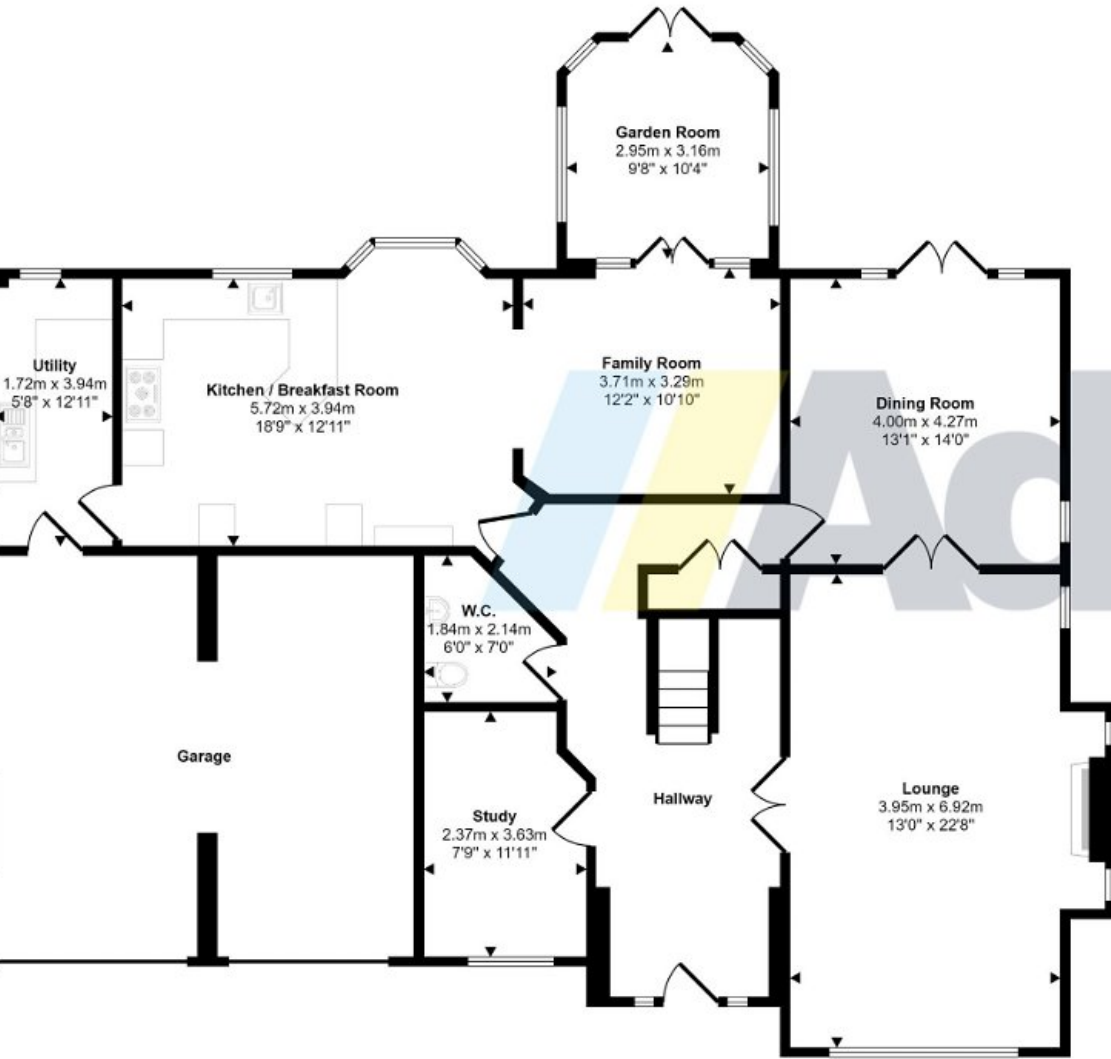




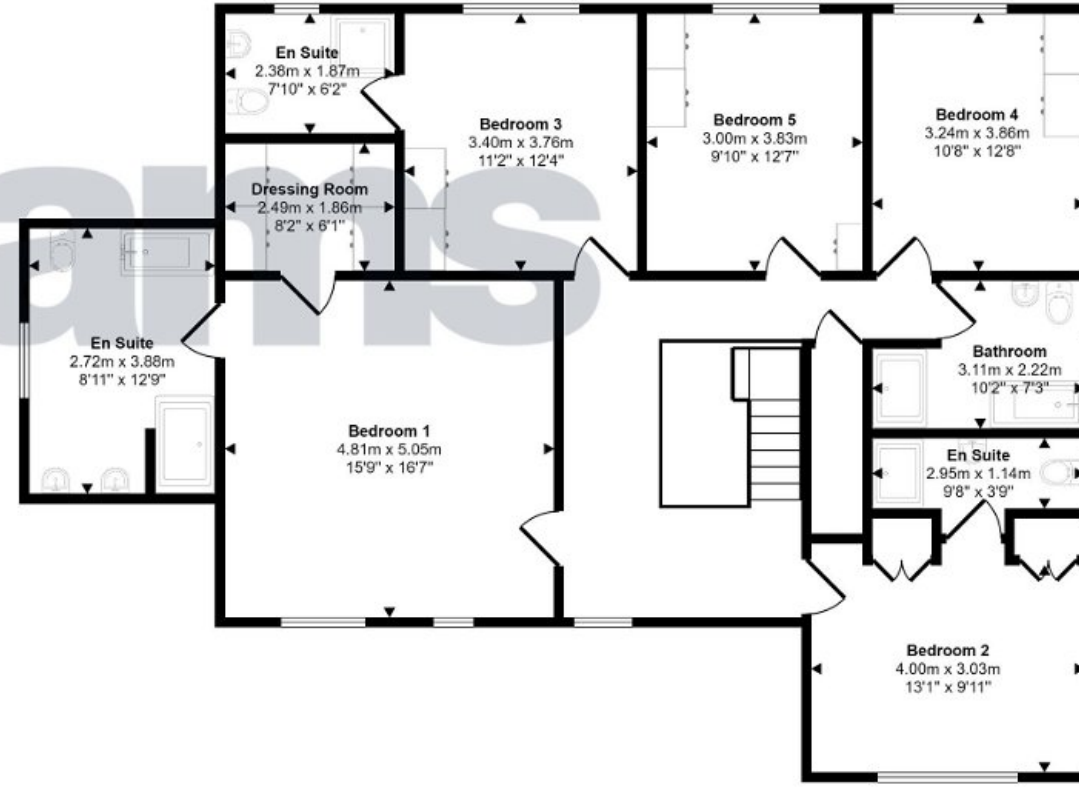




Approx Gross Internal Area
309 sq m / 3324 sq ft



Ground Floor
Approx 175 sq m / 1885 sq ft



First Floor
Approx 134 sq m / 1439 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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