



2 CHURCH VIEW, HASLINGTON, CW1 5SJ

ASKING PRICE £595,000



STEPHENSON BROWNE

Welcome to Church View. This extensive detached family home offers a perfect blend of modern living and traditional elegance. Overlooking the picturesque St Matthew's Church, the property is situated within a small, desirable development, making it an ideal choice for families seeking a tranquil yet connected lifestyle.

Boasting five spacious bedrooms, this residence provides ample accommodation for family and guests alike. The property features a well-appointed bathroom, two ensuites and a downstairs WC, ensuring convenience and privacy for all. The heart of the home is the remarkable 25 square metre living room, adorned with triple aspect windows that flood the space with natural light, creating a warm and inviting atmosphere.

The modern designer kitchen is a culinary enthusiast's dream, equipped with smart appliances and a separate utility room for added functionality. The multi-functional reception rooms across both floors offer versatility, allowing for various uses such as a home office, playroom, music room, or formal dining area as is current.

Outside, the South-East facing garden is a delightful retreat, featuring composite decking with an arbour, perfect for al fresco dining or simply enjoying the serene surroundings. The property also benefits from driveway parking and a detached double garage, complete with an electric roller door and pitched roof for additional storage.

With fitted wardrobes and cupboards throughout, this home combines practicality with style, ensuring that every inch is utilised efficiently. This exceptional property in Haslington is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make this stunning family home your own.



## Entrance Hall

13'7" x 8'7"

Understairs storage. Solid oak balustrade with metal spindles.

## Living Room

22'11" x 11'5"

Triple aspect windows including bay window.

## Kitchen

17'7" x 14'9"

Double aspect windows. A John Lewis integrated fridge freezer. Neff combination microwave oven and electric oven, with pyrolytic self cleaning function. Warming drawer. Bosch integrated dishwasher. Neff electric four ring hob and extractor hood. Glass splash back. Composite Schock sink. Minerva work surface. Kickboard heater. Under cabinet and cupboard lighting. Pop-up socket and USB charging point. Breakfast bar with three stools. Heated towel rail. TV point.



## Dining Room

12'5" x 11'6"

A spacious dining room that easily takes an eight seater table.



## Snug / Music Room

8'8" x 8'8"

Patio doors overlooking the rear garden.

## Utility

7'7" x 5'8"

Access to the side of the property. Access to the boiler. Stainless steel sink. Freestanding washing machine. Space for fridge freezer or tumble dryer.



## WC

5'11" x 3'3"

Vanity sink and WC.

## Landing

Airing cupboard and a further storage cupboard.



## **Bedroom One**

11'9" x 11'6"

Built-in wardrobes.

## **Ensuite One**

7'3" x 6'4"

Vanity sink unit. Vanity WC unit. Walk-in shower enclosure with rainfall power shower. Heated towel rail. LED light up corner cabinet. Shaving point.

## **Bedroom Two**

12'1" x 11'5"

A double bedroom with Hammond built in wardrobe.

## **Ensuite Two**

8'1" x 6'6"

Vanity sink and WC unit. Walk-in shower with Aquaboard panels and rainfall power shower. Heated towel rails.

## **Bedroom Three**

10'7" x 8'6"

A double bedroom with built-in wardrobes.

## **Bedroom Four / Study**

10'4" x 8'2"

Hammond storage units with a mass of sockets underneath.

## **Bedroom Five / Dressing Room**

8'5" x 7'10"

Hammond fitted wardrobes with linen chest.

## **Bathroom**

8'7" x 4'8"

Vanity sink and WC unit with cupboards above. Shaving point. Wide heated towel rail. Bathtub with shower hose and extractor above.

## **Garage**

16'9" x 16'11"

Electric roller door. Power & light. Pitched roof offering additional storage.



## Externally

South-East facing rear garden. Shed. Composite decking and arbour. Driveway parking to the front for up to four vehicles. Lawned area. Double sockets front and back. External tap by the kitchen.

## General Notes

Alarm system wired to the mains.  
Oak effect doors.  
Worcester condenser boiler approximately 10 years old.  
Loft is half-boarded with light and ladder.





## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

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