



9 LUSCOTT CLOSE, HASLINGTON, CW1 5SW

OFFERS OVER £700,000



STEPHENSON BROWNE

Luscott Close offers a splendid detached family home set within a nearly new development in the popular Haslington village. This impressive property boasts an abundance of space, featuring two inviting reception rooms that provide the perfect setting for both relaxation and entertaining.

With five generously sized double bedrooms, this home is ideal for families seeking comfort and privacy. Two of the bedrooms benefit from ensuite shower rooms, while a well-appointed family bathroom and a convenient downstairs WC cater to the needs of the household.

The heart of the home is the modern kitchen, which is complemented by a separate utility room, ensuring that daily chores are a breeze. The property has been thoughtfully enhanced with underfloor heating on the ground floor, providing a warm and inviting atmosphere throughout. Elegant shutters and security shutters add both style and peace of mind, while new carpets and oak doors throughout lend a touch of sophistication.

Outside, the property features a private and enclosed garden, perfect for children to play or for hosting summer gatherings. The driveway offers ample parking for several vehicles, along with a double garage, making this home as practical as it is beautiful.

Luscott Close is not just a house; it is a wonderful family home that combines modern living with a tranquil village setting. This property is a must-see for anyone looking to settle in Haslington.



Lobby (Ground Floor)

12'5" x 8'0"

With understairs storage cupboard.

Lounge

22'5" x 12'9"

With optional shelving included and a log burner.

Sitting / Dining Room

21'5" x 13'6"

With bifolding doors and Portchester security shutters.

Kitchen / Breakfast Room

15'9" x 13'1"

A Howdens fully fitted kitchen comprising a range of wall and base units plus an island, all with composite worksurface over. Integrated dishwasher and fridge / freezer. Ceramic hob with extraction hood above.

Utility

11'0" x 5'6"

With freestanding washing machine and tumble dryer.

WC

5'6" x 4'2"

Lobby (First Floor)

16'4" x 16'4"

With airing cupboard.

Bedroom One

15'9" x 15'0"

With fitted sliding wardrobes.

Ensuite (Bedroom One)

11'5" x 3'10"

Bedroom Two

15'9" x 10'9"

Ensuite (Bedroom Two)

11'5" x 3'11"

Bedroom Three

13'7" x 12'9"



Bedroom Four
13'9" x 10'9"

Bedroom Five
10'7" x 9'8"

Bathroom
9'1" x 8'2"

Garage

Up and over door. EV charging point.

External

To the front, driveway parking and a lawned area. Gated side access leading to the rear. An enclosed and private rear garden, mostly laid to lawn.

General Notes

New carpets throughout.
Security shutters to the ground floor and shutters to the first floor.
A heavily insulated loft with fitted spring loaded ladder.
Underfloor heating to the ground floor.
Oak doors throughout.
Worcester boiler.

AML Disclosure

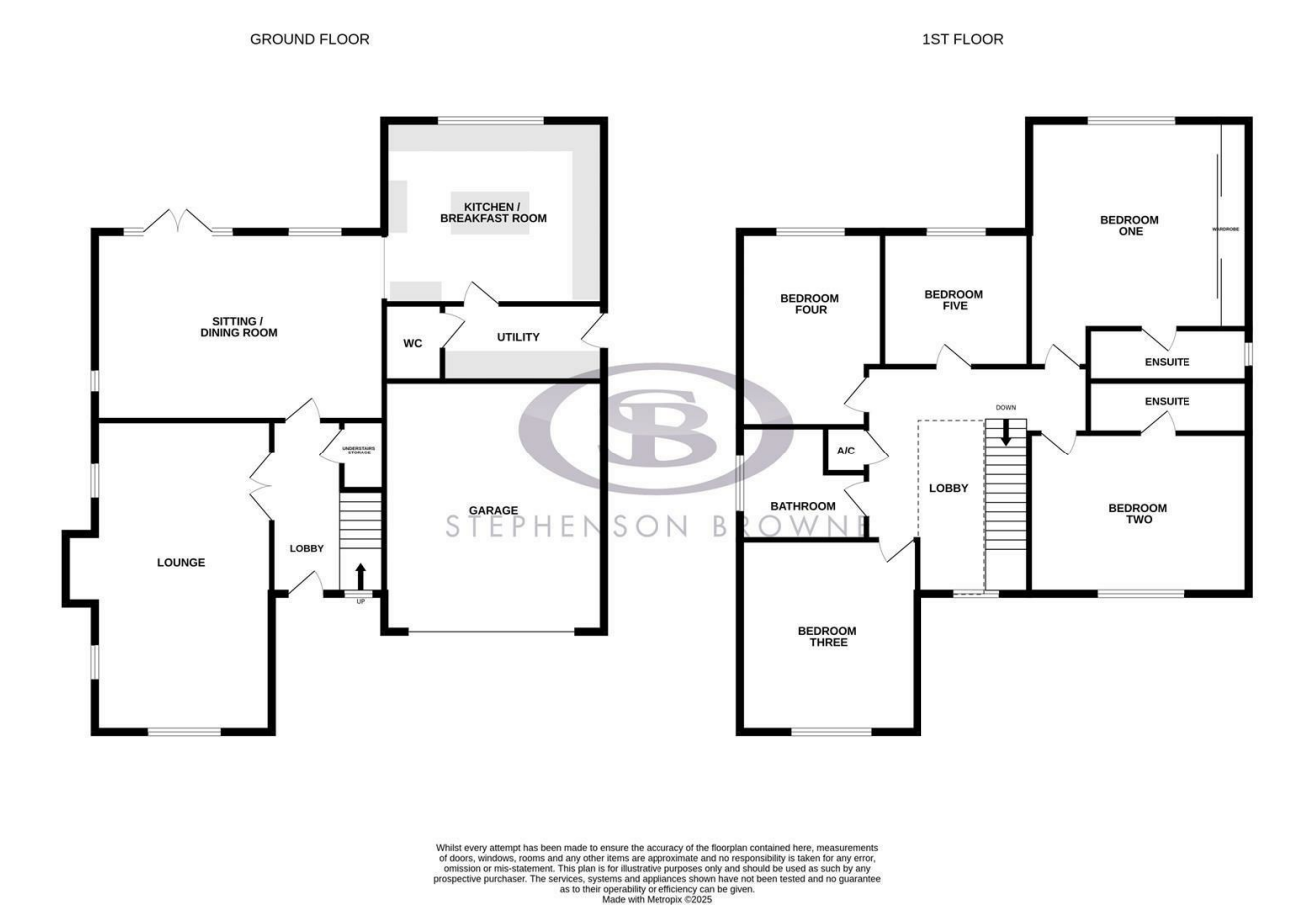
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Floor Plan



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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