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79 Shepperton Close, Warrington, WA4 5JZ

£625,000

Exceptional Family Living | Approximately 1,705 sq ft | Four Bedrooms | Outstanding Open-Plan Kitchen | Prime Appleton Location

Occupying an enviable position within one of Appleton's most desirable residential settings, this exceptional detached family home has been thoughtfully extended to create a residence that perfectly balances elegant design with practical modern living.

The heart of the home is undoubtedly the magnificent 26ft open-plan kitchen and dining room, an impressive space designed for both everyday family life and entertaining on a grand scale. Fitted with an extensive range of contemporary cabinetry and a selection of premium integrated Neff appliances, the kitchen combines exceptional functionality with timeless style, while the generous dining area provides the perfect backdrop for family meals and social occasions alike.

The dining area provides a tranquil retreat overlooking the landscaped rear garden, seamlessly connecting the indoor and outdoor living spaces. A separate utility room, guest cloakroom and integral garage complete the exceptionally practical ground floor accommodation.

Complementing the kitchen is a beautifully proportioned 20ft lounge, offering an elegant yet inviting living space filled with natural light.

The first floor offers four well-proportioned bedrooms together with a dedicated study, providing the flexibility required for modern family life and home working. The spacious principal bedroom offers a peaceful sanctuary, while the remaining bedrooms are equally generous and are served by a stylish family bathroom.

Outside, the landscaped rear garden has been designed to maximise enjoyment while minimising maintenance. Viewing highly recommended.

ENTRANCE HALLWAY



With stairs leading to the first floor accommodation, coved ceiling, ceramic tiled floor.

STUDY



With a Upvc double glazed window to the front elevation.

FAMILY LOUNGE



With a bay Upvc double glazed window to the front elevation, coved ceiling, feature wall panelling.

KITCHEN/DINING ROOM

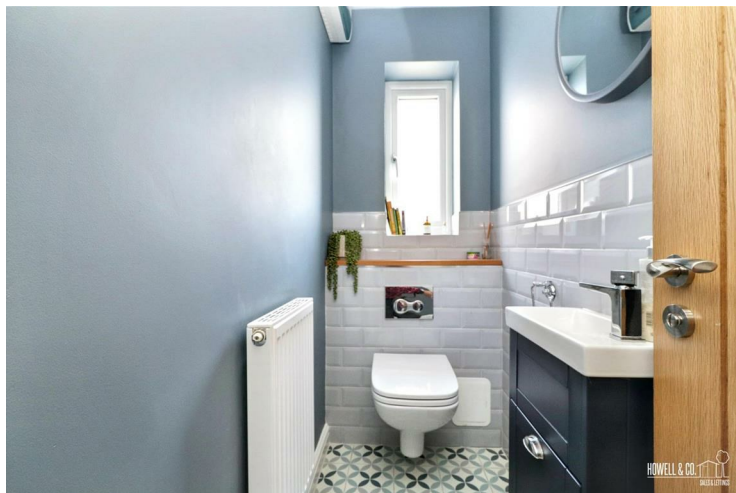


Stunning open plan kitchen/dining room fitted with a contemporary range of wall and base units, quartz worktops with inset sink and mixer tap, integrated Neff appliances, concealed under lighting, inset ceiling spot lighting, Upvc double glazed window to the rear elevation, bi folding doors opening to the rear garden.

UTILITY ROOM

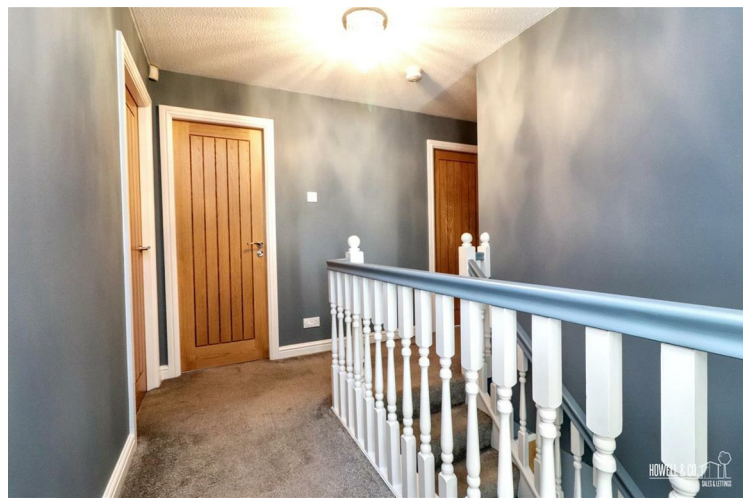
Plumbed for a washing machine, sink unit with mixer tap, external door leading to the side elevation.

CLOAKROOM/W.C



Fitted with a low level w.c and wash hand basis with under storage unit, part tiled walls, ceramic tiled floor, Upvc double glazed window to the side elevation.

FIRST FLOOR LANDING

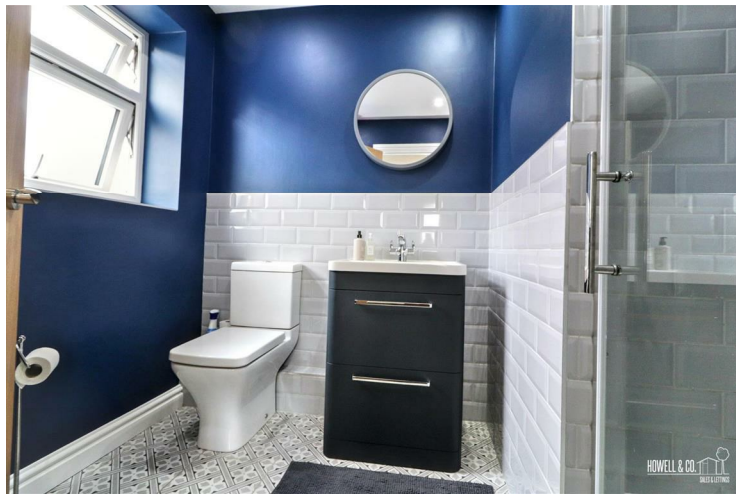


MASTER BEDROOM



With a Upvc double glazed window to the front elevation, built in wardrobes, access door to the ensuite shower room.

ENSUITE SHOWER ROOM



Fitted with a low level w.c, vanity wash hand basin with mixer tap and walk in shower enclosure, part tiled walls, Upvc double glazed window to the side elevation, extractor unit.

BEDROOM TWO



With two Upvc double glazed windows to the front elevation, built in wardrobes,

BEDROOM THREE



Double bedroom with a Upvc double glazed window to the rear elevation.

BEDROOM FOUR



Double bedroom with a Upvc double glazed window to the rear elevation.

SHOWER ROOM/W.C

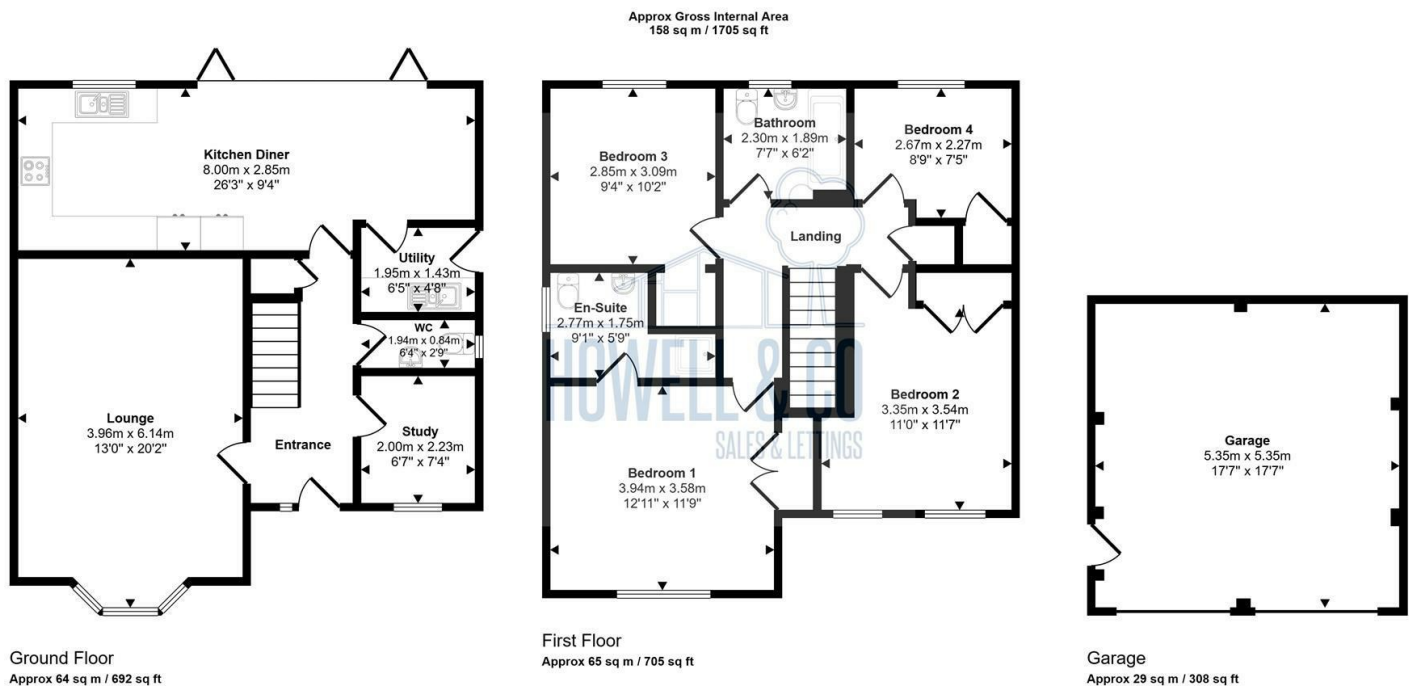


Fitted with a low level w.c, wash hand basin with under storage unit and mixer tap, walk in shower enclosure, part tiled walls, ceramic tiled floor, Upvc double glazed window to the rear elevation.

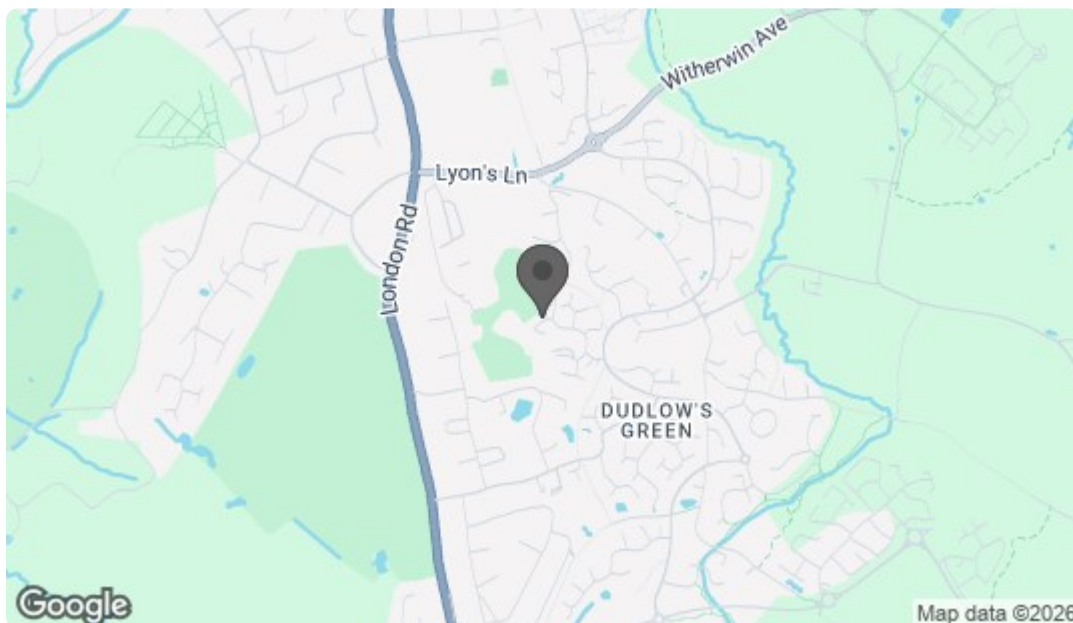
OUTSIDE



Outside, the landscaped rear garden has been designed to maximise enjoyment while minimising maintenance. with an artificial lawn and decked patio area with electric sun awning. The front garden is partly laid to lawn with driveway parking to the side of the property leading to a double detached garage.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		