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44 Hamilton Close, Warrington, WA4 1GP

Offers In Excess Of £400,000

EXECUTIVE FOUR BEDROOM DETACHED FAMILY HOME ON A GENEROUS CORNER PLOT WITH GARAGE AND EV CHARGER

Beautifully maintained throughout, this spacious detached home offers a superb kitchen/dining room with bi-fold doors, a dual-aspect lounge, utility room, en-suite, driveway, garage and low-maintenance garden, all set within a quiet cul-de-sac location.

Set on a generous corner plot within a quiet cul-de-sac, this beautifully maintained four bedroom detached family home offers spacious, stylish and highly practical accommodation ideal for modern family living.

The property is immaculately presented throughout and features a bright dual-aspect lounge, creating a welcoming and comfortable living space filled with natural light. To the rear, the open-plan kitchen/dining room forms the heart of the home, fitted with a modern range of units and offering excellent space for both everyday family life and entertaining. Bi-fold doors open directly onto the rear garden, enhancing the sense of space and bringing the outside in. A separate utility room and ground floor WC add further practicality.

ENTRANCE HALLWAY



A welcoming entrance with access to the principal ground floor accommodation and stairs rising to the first floor.

GROUND FLOOR CLOAKROOM/W.C



A useful cloakroom/WC, conveniently positioned for guests and everyday family use.

LIVING ROOM



A bright and comfortable dual-aspect reception room, offering a well-balanced living space ideal for relaxing and entertaining.

KITCHEN/DINING ROOM



A stylish open-plan space and clear focal point of the home, fitted with a modern range of units and offering ample room for dining. Bi-fold doors open onto the rear garden, making this an excellent family and entertaining area.

UTILITY ROOM



A practical addition providing extra storage and laundry space, helping to keep the main kitchen area neat and functional.

FIRST FLOOR LANDING



Providing access to all first-floor rooms and creating a natural separation between living and bedroom space.

PRINCIPAL BEDROOM



A spacious and attractive main bedroom with the benefit of its own en-suite shower room.

ENSUITE SHOWER ROOM



A well-appointed shower room serving the principal bedroom.

BEDROOM TWO



A well-proportioned bedroom, ideal as a guest room or additional double bedroom.

BEDROOM THREE



A comfortable and versatile room, suitable for a child's bedroom, guest accommodation or study space.

BEDROOM FOUR



A useful fourth bedroom offering flexibility for a nursery, home office or single bedroom.

FAMILY BATHROOM/W.C.



A neat and well-presented bathroom serving the remaining bedrooms.

OUTSIDE



The property occupies a generous corner plot with driveway parking, garage, EV charging point and a low-maintenance rear garden designed for practical outdoor enjoyment.

GARAGE



Useful for storage or parking, adding further practicality to the home.

AERIAL VIEW



Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)

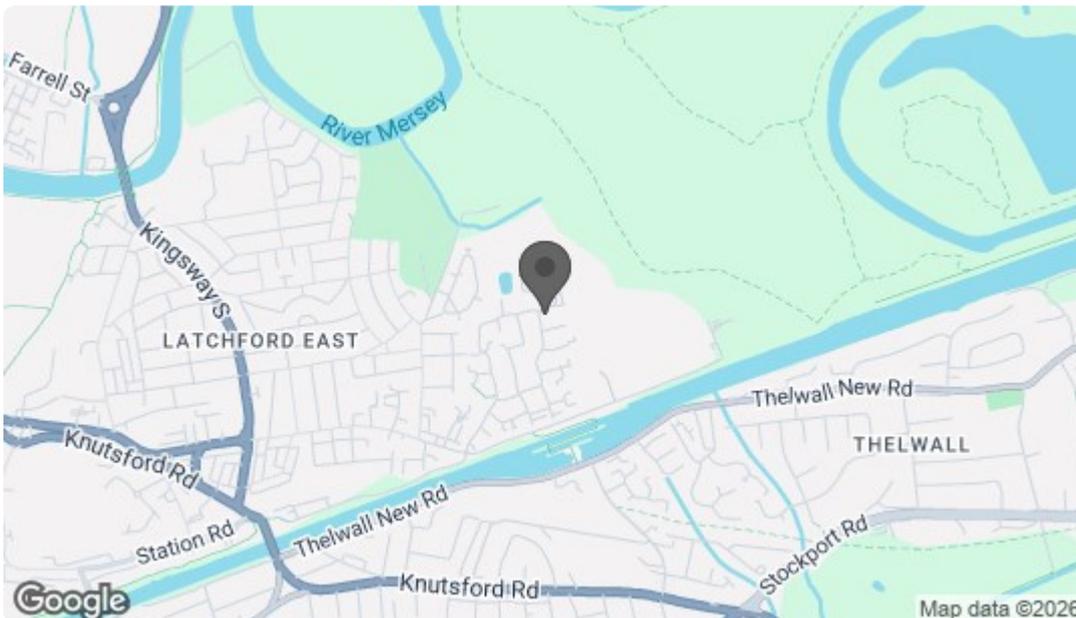


First Floor

Approx. 53.0 sq. metres (570.4 sq. feet)



Total area: approx. 106.3 sq. metres (1144.2 sq. feet)



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		
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England & Wales		EU Directive 2002/91/EC	