



BROWNING DRIVE
WINWICK, WARRINGTON, CHESHIRE, WA2 8XL



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A Magnificently Appointed, Regency Style, 5 Bedroom Detached Family Home Occupying A Quiet And Tucked Away Position Within Winwick's Most Desirable And Prestigious Development, Surrounded By Desirable Parkland. This Fine Home Offers An Impressive 1925 Sq. Ft Of High Quality Accommodation Across Three Floors.

The property is situated to the rear of the Winwick Park development in a quiet and tucked away position that offers privacy to its occupiers. Set back from the roadside, there is an attractive fore-garden, block-paved driveway, and integral garage. Enhanced by lawned rear garden with mature shrubs and trees to rear, paved patio area perfect for entertaining, external lighting, pathway to side.

The property forms a superb family home, made up of 5 bedrooms, 2 ensuites and family bathroom, an open-plan living area and kitchen, separate utility room, impressive first floor reception room with balcony and plenty of storage throughout. This residence is beautifully maintained, tastefully decorated and has been carefully designed by PWL Architecture.

This impressive development is ideally located within easy proximity of the M6, M56 and M62, and Newton-le-Willows train station making it ideal for commuters into Manchester, Liverpool, and Chester. This fine house benefits from full double glazing, gas central heating, and is well served by good local facilities.

General Services:

All mains services are believed to be connected to the property.

Local Authority: Warrington Borough Council

Council Tax: Band G



Entrance Hall: An impressive and welcoming entrance; solid wood flooring, traditional sash window to the side elevation and carpeted staircase to the first floor.

Cloakroom WC: Part tiled, with W.C and pedestal sink.

Sitting Room: With double doors from hallway, solid wood flooring, feature fire surround with inset gas fireplace, traditional sash window to front elevation, detailed ceiling coving and walkway to kitchen /diner.

Kitchen /Dining Room: A contemporary cottage style; with integrated fridge, freezer and double oven, gas hob, extractor over, ceiling spotlights, stable style door to rear garden, sash window to rear garden, sink, door to hallway and door to utility room.

Utility Room: A most useful room with wall and base units, stainless steel sink unit with mixer tap, plumbing for washer/dryer. Door to integral garage with up and over door to front.

First Floor:

Landing: With window to front elevation, radiator, double doors to main reception room, access to bedrooms and bathroom.

Reception Room: An impressive and bright room having two sets of French doors leading to balcony, enhanced by stone effect fireplace with inset gas fire, wood flooring, radiator.

Principal Bedroom: A generous room with windows to two elevations. Dressing room with fitted wardrobes.

Ensuite: With full bathroom suite.

Bedroom Five/Office: Again, with French doors and Juliette balcony to front elevation.

Second Floor:

Landing:

Bedroom Two: With fitted wardrobes, window to rear elevation.

Ensuite: Shower room.

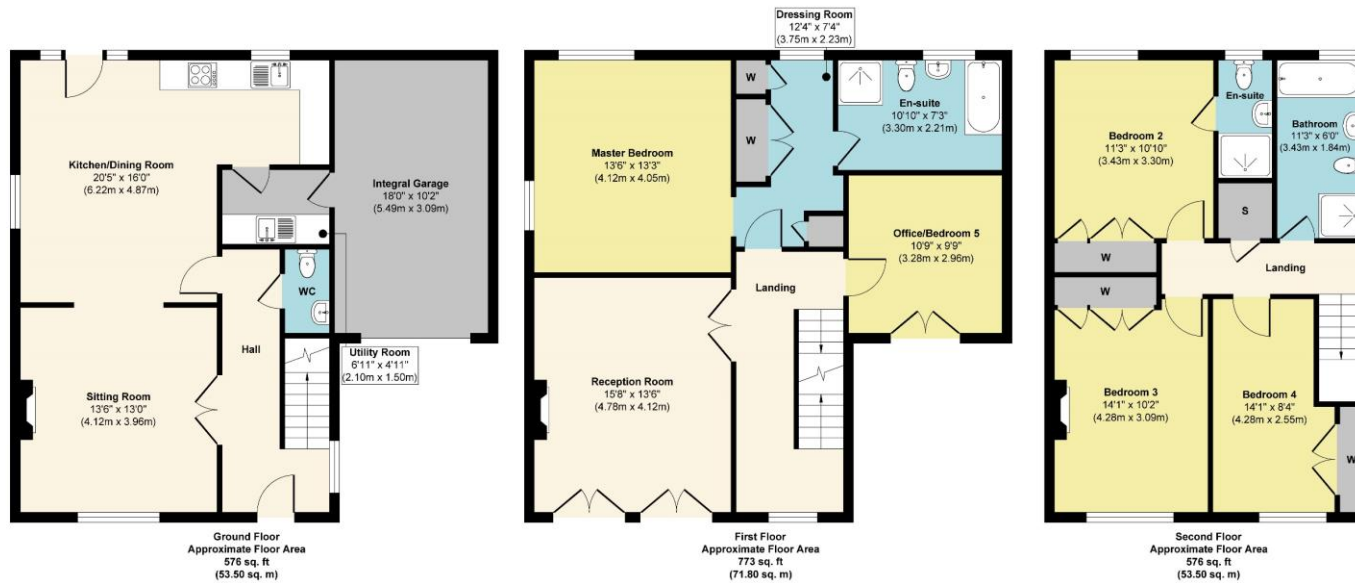


Bedroom Three: With fitted wardrobe, window to front elevation.

Bedroom Four: With fitted wardrobe, window to front elevation.

Family Bathroom: Comprising bath, wash hand basin, WC, plus shower cubicle.

**FRASER
REEVES**



Approx. Gross Internal Floor Area 1925 sq. ft / 178.80 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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