



5 WARBURTON DRIVE | HALE BARNES

OFFERS OVER £1,000,000

A remodelled, refurbished and extended detached family house positioned on a quiet cul de sac with contemporary open plan living space and superb landscaped grounds. The accommodation combines attractive architecture with well conceived planning and briefly comprises entrance hall, cloakroom/WC, sitting room, living/dining kitchen, utility room, study, primary bedroom with en suite shower room/WC, further double bedroom with en suite shower room/WC, two additional double bedrooms and family bathroom/WC. Gas fired central heating, pressurised hot water system and PVCu double glazing. Driveway providing off road parking for several cars. Ideal location less than one mile from the village.

POSTCODE: WA15 0SL

DESCRIPTION

This individually designed detached house features attractive rendered elevations with contrasting composite cladding and includes large areas of glazing to create a naturally light interior. The current owners have remodelled, refurbished and extended the original dwelling to establish an outstanding family home which needs to be seen to be appreciated.

The ground floor is largely laid out for open plan living but split into distinctive areas. The centre piece is a stunning contemporary fitted kitchen with adjoining utility room and an adjacent dining area which opens onto the paved rear terrace through wide sliding windows. Set beneath a remarkable lantern light there is also a spacious seating area with sliding windows which again lead onto the rear gardens. In addition to the living/dining kitchen, the separate sitting room is generously proportioned and features the focal point of an open fireplace with natural wood mantel. The study, whilst providing flexible accommodation, may prove invaluable for those who choose to work from home and a cloakroom/WC is positioned off the wide entrance hall.

At first floor level the primary bedroom benefits from a connected dressing room and sumptuous en suite shower room/WC. There is a further double bedroom with superbly appointed en suite facilities and two additional double bedrooms are served by the luxurious family bathroom/WC complete with freestanding bath and separate shower enclosure.

Gas fired central heating has been installed together with a pressurised hot water system, plumbed underfloor heating to the open plan living space and PVCu double glazing throughout.

The beautifully landscaped gardens are certainly a feature and comprise stone paved terrace which is ideal for entertaining during the summer months, tiered lawns and mature borders with a fence perimeter. Externally ample off road parking is available within the driveway and there is provision for EV charging.

With its convenient location and revitalised village centre, Hale Barns remains hugely desirable and popular as a residential location. Only 12 miles from Manchester's vibrant city centre and minutes from the M56, Hale Barns could not be better placed. The location offers easy access to Manchester International Airport as well as Hale train station and the Metrolink station in Altrincham. The property also lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Panelled/double glazed woodgrain effect composite front door set beside an opaque double glazed side screen. Spindle balustrade staircase to the first floor. Double glazed roof light. Opaque double glazed window to the side. Tiled floor. Recessed LED lighting. Two radiators.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and WC with concealed cistern. Partially tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Radiator.

SITTING ROOM

24'9" x 17'11" (7.54m x 5.46m)

Open fireplace with natural wood mantel. PVCu double glazed window to the front. Recessed LED lighting. Radiator. Double opening glazed doors to:

LIVING/DINING KITCHEN

32'2" x 24' (9.80m x 7.32m)

With plumbed underfloor heating and roof lantern and planned to incorporate:

LIVING AREA

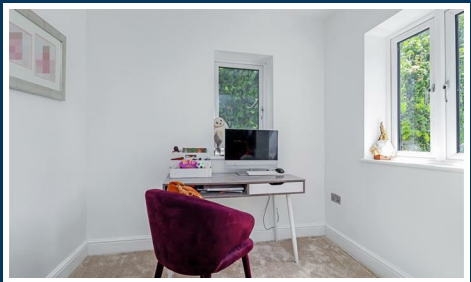
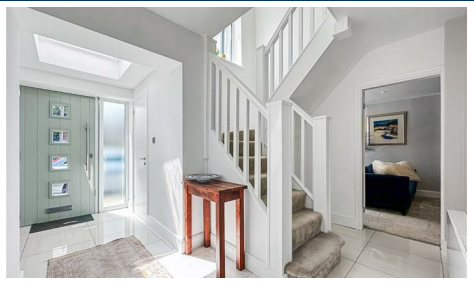
PVCu double glazed sliding windows to the rear. Two tall PVCu double glazed windows to the side. Karndean flooring. Recessed LED lighting.

DINING AREA

PVCu double glazed sliding windows to the rear. Karndean flooring. Recessed LED lighting.

KITCHEN

Fitted with a range of high gloss grey units beneath quartz work-surfaces/up-stands. Matching centre island with breakfast bar and under-mount 1 1/2 bowl stainless steel sink with mixer tap. Matching storage units and base units beneath natural wood work-surfaces with shelving above. Integrated appliances include a double electric oven/grill, four ring induction hob with angular cooker hood above, fridge, freezer and dishwasher. Two PVCu double glazed windows to the side. Karndean flooring. Recessed LED lighting.



UTILITY ROOM

10'3" x 5'6" (3.12m x 1.68m)

With the continuation of the kitchen units alongside a concealed recess for an automatic washing machine and tumble dryer. Space for hanging coats and jackets. PVCu double glazed door to the rear. Opaque PVCu double glazed window to the side. Karndean flooring. Recessed LED lighting. Extractor fan.

STUDY

9'10" x 7'10" (3.00m x 2.39m)

PVCu double glazed windows to the front and side. Recessed LED lighting. Radiator.

FIRST FLOOR

LANDING

PVCu double glazed window at half-landing level. Spindle balustrade. Access to the partially boarded loft space, wall mounted gas central heating boiler and pressurised hot water system via a retractable ladder.

BEDROOM ONE

13'4" x 11'4" (4.06m x 3.45m)

Adjoining dressing room with recessed LED lighting. Partially vaulted ceiling. PVCu double glazed window to the rear. Radiator.

EN SUITE SHOWER ROOM/WC

11'3" x 4'2" (3.43m x 1.27m)

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Wide tiled enclosure with thermostatic rain shower plus handheld attachment and recessed shelving. High gloss white cabinet. Mirror fronted cabinet. Tiled walls and floor. Recessed LED lighting. Extractor fan. Heated towel rail.

BEDROOM TWO

18' x 12'2" (5.49m x 3.71m)

Two PVCu double glazed windows to the front. Radiator.

EN SUITE SHOWER ROOM/WC

6'2" x 5'10" (1.88m x 1.78m)

White/chrome vanity wash basin with mixer tap and low-level WC. Shower enclosure with marble effect panelled walls, thermostatic rain shower and handheld attachment. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Marble effect panelled walls. Karndean flooring. Recessed LED lighting. Extractor fan.

BEDROOM THREE

13'7" x 11' (4.14m x 3.35m)

PVCu double glazed window to the front. Radiator.

BEDROOM FOUR

14'9" x 10'11" (4.50m x 3.33m)

Vaulted ceiling. PVCu double glazed window to the rear. Radiator.

FAMILY BATHROOM/WC

10'8" x 5'11" (3.25m x 1.80m)

Fully tiled and fitted with a white/chrome suite comprising freestanding oval bath with floor mounted mixer/shower tap, wall mounted vanity wash basin with mixer tap and WC with concealed cistern. Wide tiled enclosure with thermostatic rain shower plus handheld attachment. Illuminated mirror. Recessed LED lighting. Chrome heated towel rail.

OUTSIDE

Off road parking for several cars and EV charging point.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band F.

NOTE

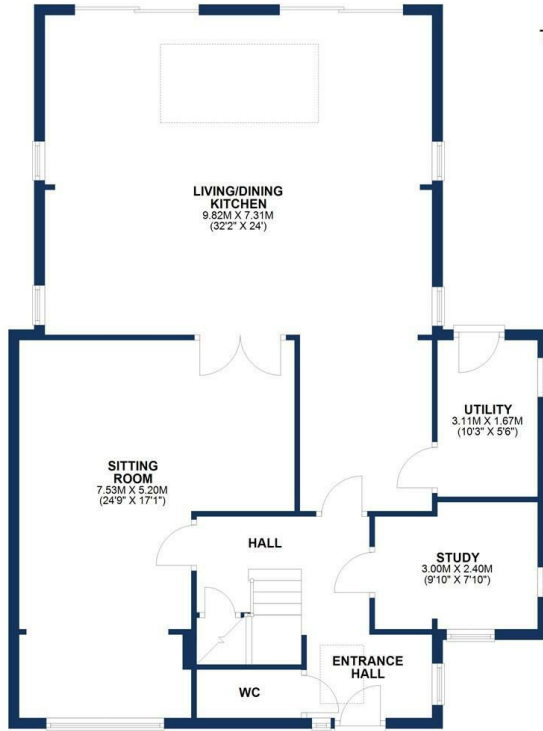
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 116.7 SQ. METRES (1256.0 SQ. FEET)

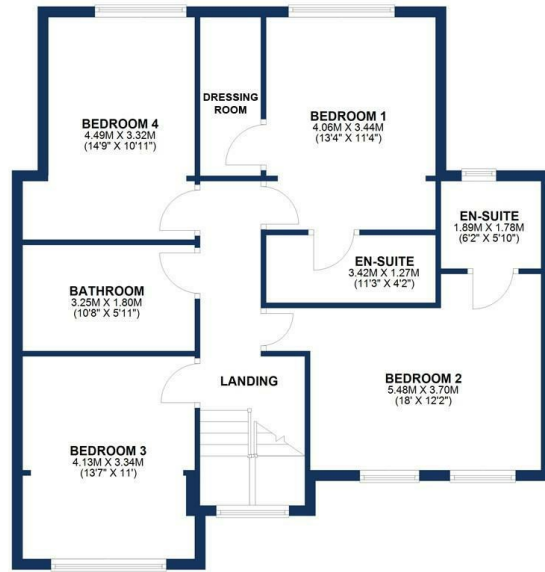


TOTAL AREA: APPROX. 202.5 SQ. METRES (2180.0 SQ. FEET)

Floorplan for illustrative purposes only

FIRST FLOOR

APPROX. 85.8 SQ. METRES (924.0 SQ. FEET)



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