# Actams Your local property experts





Executive Detached Home
Highly Sought After Location



Immaculate Presentation Throughout

Four Beds / Three Baths



Double Garage + Driveway Parking

South West Facing Rear Garden

# \*\*\*\*\* VIRTUAL VIEWING AVAILABLE \*\*\*\*\*

A superb executive home in a highly sought after position on Cann Lane South, Appleton.

Comprehensively updated over recent years and finished to the highest of standards throughout, 'Russets' offers nearly 2900 sqft of high quality accommodation which simply must be viewed to be fully appreciated.

Features include; entrance porch & hall, cloaks / WC, lounge with solid fuel burning stove, dining room / home office, a stunning 30ft open plan living / dining / kitchen, utility room, galleried landing, master bedroom suite with dressing area & impressive ensuite bathroom, three further double bedrooms, 'Jack & Jill' ensuite (serving bedrooms two and three) and a large family bathroom. Outside there is driveway parking for multiple vehicles, a double garage & lovely gardens to the rear and side elevations.

#### **Ground Floor**

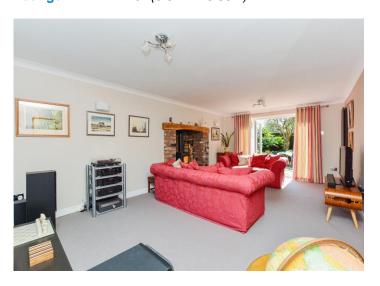
**Entrance Porch** 6' 4" x 5' 1" (1.93m x 1.55m)

WC 6' 4" x 2' 10" (1.93m x 0.86m)

Hall 13' 10" x 10' 3" (4.21m x 3.12m)



Lounge 21' 7" x 12' 9" (6.57m x 3.88m)





















# **Dining Room / Home Office** 13' 11" x 10' 10" (4.24m x 3.30m)



**Open Plan Living / Dining / Kitchen** 30' 8" max x 21' 7" max (9.34m x 6.57m)



























**Utility Room** 11'2" x 5' 11" (3.40m x 1.80m)



**Galleried Landing** 12' 5" x 10' 0" (3.78m x 3.05m)



**Bedroom One** 26' 10" max x 16' 9" + recess (8.17m x 5.10m)





**Dressing Area** 

















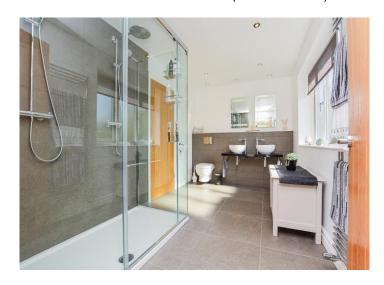
# **Ensuite** 12' 3" x 9' 1" (3.73m x 2.77m)



**Bedroom Two** 13' 6" x 12' 10" (4.11m x 3.91m)



'Jack & Jill' Ensuite 12' 10" x 7' 9" (3.91m x 2.36m)









# **Bedroom Three** 15' 3" x 11' 4" (4.64m x 3.45m)



**Bedroom Four** 12' 3" x 11' 4" (3.73m x 3.45m)



Bathroom 13' 7" x 6' 10" (4.14m x 2.08m)











# **Outside**

**Double Garage & Driveway Parking** 18' 10" x 16' 11" (5.74m x 5.15m)

# **Gardens**



























#### **Gardens**



#### **Viewing**

By prior appointment through our Stockton Heath office on 01925-398343.

#### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.















