



Executive Detached Home

Immaculate Presentation Throughout

Double Garage + Driveway Parking

Highly Sought After Location

Four Beds / Three Baths

South West Facing Rear Garden

Russets, Cann Lane South
Appleton, Warrington, WA4 5NJ

Offers in the Region Of £975,000

***** 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)



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Adams is a trading name of Adams Residential Sales LLP
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL
VAT Registration No. 247 263 989. Partnership No. OC403357

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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)



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



First Floor

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



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



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



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



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



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



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



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Outside

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

Gardens



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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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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