

bp5216



14 Broadfields
Runcorn
WA7 6UE
4 Bed Detached House With
Double Garage & Study

Independent Family Owned Estate Agents
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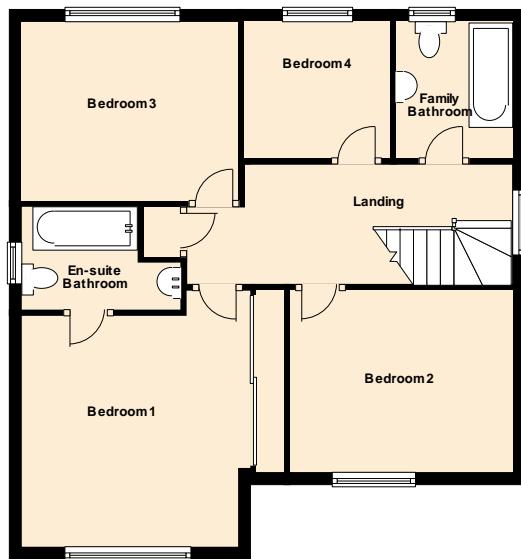
14 Broadfields, Runcorn, Cheshire, WA7 6UE

EXECUTIVE FOUR BEDROOM DETACHED HOME IN NORTON CROSS - MUST SEE PROPERTY This four bedroom executive family home stands in a enviable position in the highly sought after NORTON CROSS area of Runcorn. Presented to pleasing standards throughout and offering excellent family accommodation including STUDY and utility room. Being positioned along Broadfields with an open aspect to the front and children's park just a stones throw away this ideal family home is sure to impress, the local area has a highly regarded primary school just minutes away along with excellent road and rail links. Briefly comprising of a welcoming entrance hall with WC, lounge, dining room, study and kitchen breakfast room with useful utility room off. At first floor level viewers will find four bedrooms the master of which has en-suite bathroom plus a family bathroom. Externally a tarmac driveway fronts the property providing off road parking and leads to a integral double garage. To the rear a reasonable sized garden with paved patio area can be found. Overall a excellent family home well worthy of closer inspection to be fully appreciated. EPC:TBC

Ground Floor



First Floor



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 23/07/2023 11:01:52 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance

Double glazed entrance door opens to: Central hallway with all main rooms off, single panel radiator, two single power points, coved ceiling, wood effect laminate flooring.

Ground Floor Cloaks

Low level WC, pedestal wash hand basin, single panel radiator, extractor fan.



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Lounge 16' 0" x 12' 3" (4.87m x 3.73m)

PVC double glazed window to front elevation double panel radiator, coved ceiling, fitted wall lights, four double power points, telephone extension point, wood effect laminate flooring.

Dining Room 11' 5" x 10' 6" (3.48m x 3.20m)

Wood effect laminate flooring, coved ceiling, single panel radiator. Double glazed sliding patio doors to rear elevation, two single power points.



Kitchen/Breakfast Room 13' 10" x 12' 8"max (4.21m x 3.86m)

Having a range of high gloss base and wall units comprising: One half bowl single drainer stainless steel sink mixer tap over, five burner gas hob, electric oven below, filter hood above, attractive splashback tiling, tiled flooring, integrated dishwasher. PVC double glazed windows to side and rear elevations, two double three single power points, single panel radiator.

Utility room

Having fitted units with single drainer one half bowl sink, high neck mixer tap over, plumbing and drainage for automatic washing machine, wall mounted gas central heating boiler, splashback tiling, double glazed entrance door to side elevation, single panel radiator, tiled flooring.



Study 7' 9" x 7' 2" (2.36m x 2.18m)

PVC double glazed window to rear elevation, single panel radiator, coved ceiling, double power point.

**First Floor Landing**

Stairs from hall to first floor, PVC double glazed window to side elevation, single panel radiator, single power point, loft access, built in storage cupboard housing an insulated hot water cylinder.

Bedroom One Front 14' 2" x 11' 8" (4.31m x 3.55m)

PVC double glazed window to front elevation, single panel radiator, built in sliding mirror fronted wardrobes, two double power points.

En-suite

Having a white three piece suite comprising: Low lev WC, pedestal wash hand basin, panel bath with mixer shower attachment, glass shower screen, splashback tiling, PVC double glazed window to side elevation, tiled floor, single panel radiator, shaver point and extractor fan.

**Bedroom Two front 11' 8" x 9' 7" (3.55m x 2.92m)**

PVC double glazed window to front elevation, single panel radiator, two double power points.

Bedroom Three Rear 11' 5" x 9' 4" (3.48m x 2.84m)

PVC double glazed window to rear elevation, single panel radiator, two double power points.



Bedroom Four Rear 7' 9" x 7' 4" (2.36m x 2.23m)

PVC double glazed window to rear elevation, single panel radiator, two single power points.

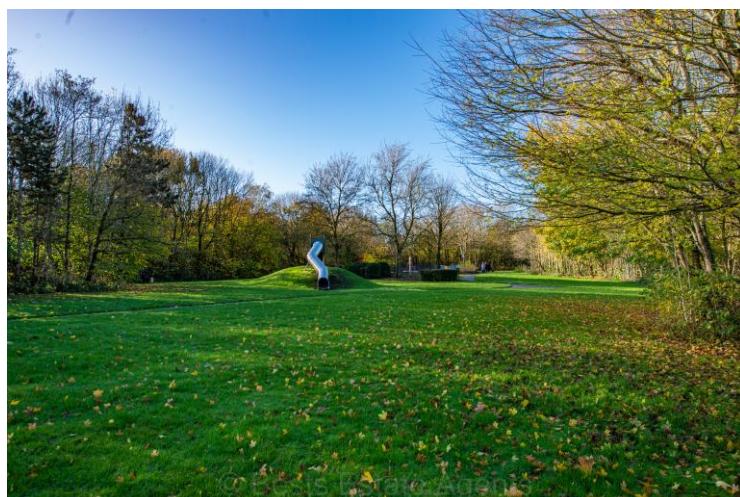
Family Bathroom

Low level WC, panel bath with telephone mixer style shower attachment over, splash back tiling, wash hand basin, double panel radiator, PVC double glazed window to rear elevation, extractor fan, shaver point.



Externally

The property is fronted by a lawn garden and tarmac drive which provides off road parking and leads to a integral double garage, metal up-over door, separate side access, power and light. Also enjoying an open front aspect overlooking children play area. To the rear there is an enclosed garden, paved patio and lawn garden.



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Useful Information About This Property:

- EXECUTIVE FAMILY HOME
- HIGHLY SOUGHT AFTER AREA
- STUDY AND UTILITY ROOM
- EN-SUITE BATHROOM TO MASTER BEDROOM
- OPEN ASPECT TO FRONT
- CLOSE TO HIGHLY REGARDED PRIMARY SCHOOL
- DOUBLE GARAGE
- COUNCIL TAX BAND: E

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