



46 Park Drive, Wistaston

£450,000 Freehold



Spacious three-bedroom detached bungalow in a sought-after Wistaston location • Generous 21ft lounge with original parquet flooring and adjoining sun room • Modern fitted kitchen with integrated appliances and doors to decked terrace • Separate dining room and utility with internal access to the garage • Low-maintenance gardens with decked and paved areas, plus a stream running along the side • Driveway parking for several cars, gas central heating and full double glazing



Offered chain free, this impressive and generously sized three-bedroom detached bungalow is located in a highly desirable area of Wistaston. Set on a good-sized plot, the property offers spacious, versatile living accommodation and a wonderful sense of light and openness throughout.

The driveway provides parking for three to four vehicles and leads to an integral garage, while mature borders add privacy and kerb appeal.

Inside, a bright and welcoming hallway gives access to all principal rooms, emphasising the excellent flow of the home. The accommodation is particularly generous, with large, well-proportioned rooms throughout.

The 21ft lounge is a standout feature, boasting original parquet flooring, a decorative electric fireplace, and ample space for both living and entertaining. French doors open through to a sunny garden room, creating a delightful spot to relax and enjoy views over the garden.

The fitted kitchen is well-equipped with a comprehensive range of wall and base units, a stainless-steel double sink, double oven, four-ring electric hob, integrated dishwasher, and integrated fridge freezer. From the kitchen, doors open out onto a decked terrace, ideal for al fresco dining or morning coffee.

A separate dining room provides an elegant space for family meals and entertaining, with sliding patio doors leading directly onto the decked area.

The utility room offers excellent practicality, fitted with a sink, plumbing for a washing machine, space for a dryer, and a convenient hoist for drying laundry. A door from the utility leads into the garage, offering additional storage and internal access.

There are three generous bedrooms, all fitted with built-in wardrobes and offering plenty of storage. Bedroom one benefits from dual-aspect windows, making it bright and airy, with matching built-in drawers and wardrobes. Bedroom two provides ample space for furniture, while bedroom three overlooks the attractive garden and is currently used as a home office, offering flexibility for modern living.

The family bathroom is fitted with a bath with mixer tap, a walk-in mains-fed shower, WC, and wash basin, providing both practicality and comfort.

Outside, the property enjoys a low-maintenance garden featuring paved and decked seating areas surrounded by mature shrubs and planting. The garden wraps around the side of the property, where a peaceful stream runs alongside, creating a pleasant and tranquil setting to enjoy year-round.

The bungalow benefits from gas central heating, full double glazing, and ample driveway parking for several cars.

This superb property combines generous proportions, a practical layout, and an attractive setting — an ideal opportunity for those seeking a spacious bungalow in a highly regarded location.

Location:

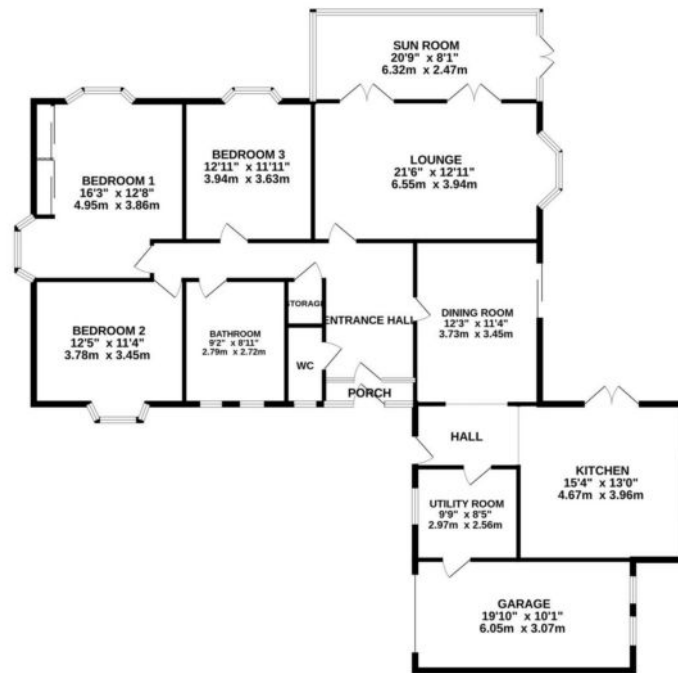


Chain-free 3-bed detached bungalow in desirable Wistaston. Spacious, light-filled rooms, ample parking, garage, garden. Kitchen, lounge with garden room. Utility room, 3 bedrooms with storage. Council Tax band: F

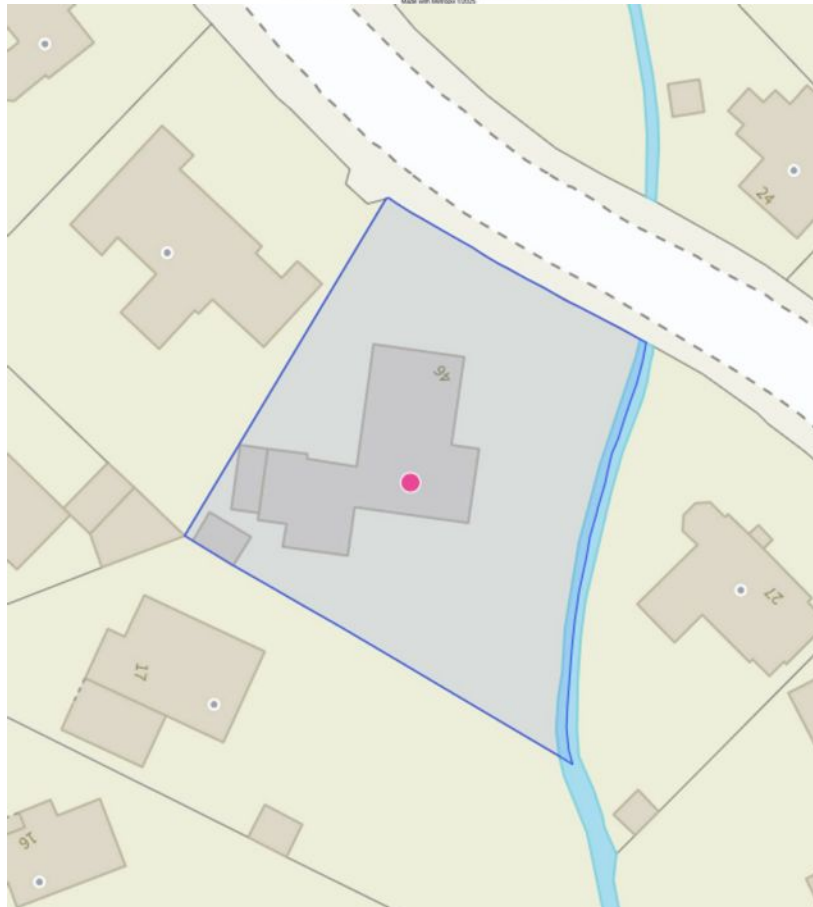
Tenure: Freehold



GROUND FLOOR
2015 sq.ft. (187.2 sq.m.) approx.



TOTAL FLOOR AREA: 2015 sq.ft. (187.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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