



## 77 Teal Way, Wistaston

£425,000 Freehold



Sleek, modern design with spacious and versatile living accommodation. • Impressive open-plan kitchen/diner with integrated appliances and French doors to the garden. • Bright living room with bay window and electric fire, plus a separate cosy lounge. • Beautiful garden with summer house, garage, and large driveway providing ample parking. • Highly desirable village location within walking distance of local amenities, parks, playgrounds, and popular pubs and restaurants.



Situated in the sought-after village of Wistaston, this impressive four-bedroom detached home offers a sleek, modern design throughout and generous living space ideal for contemporary family life.

The property is entered via a wide and welcoming entrance hall, creating a fantastic first impression and setting the tone for the rest of this wonderful home. The main living room is a beautifully bright and spacious area, enhanced by multiple windows including a bay window that allows natural light to flood the room. An electric fire adds a cosy yet stylish focal point, making it perfect for both relaxing and entertaining. A separate lounge provides a quieter, more intimate space, ideal for reading or unwinding.

The heart of the home is the stunning open-plan kitchen/diner, which stretches across the full width of the property. It boasts an excellent range of modern units, ample worktop space, and a full suite of integrated appliances, including a fridge, freezer, oven, induction hob, and dishwasher. There is plenty of room for a large dining table, as well as a comfortable seating area, with French doors opening directly onto the garden, seamlessly blending indoor and outdoor living. Complementing the kitchen is a useful utility room, offering space for a washing machine and additional storage, keeping everyday essentials neatly tucked away. Completing the ground floor is a convenient WC and a generous under-stairs storage cupboard, perfect for coats and shoes.

Upstairs, the master bedroom is a spacious and well-proportioned room with ample space for furniture and benefits from a modern en-suite. Bedroom two is similar in size and features built-in wardrobes along with dual-aspect windows, creating a bright and airy atmosphere. Bedroom three is another sizeable double bedroom, while bedroom four, currently used as a dressing room, would be equally well suited as a nursery, home office, or guest bedroom. The main family bathroom is stylishly appointed with both a separate bath and walk-in shower, offering flexibility for family living.

Externally, the property continues to impress with a beautifully maintained garden, featuring a summer house with electrics, making it an ideal space for a home office, hobby room, or simply a place to enjoy the warmer months. A garage provides secure parking or additional storage, while the large driveway offers off-road parking for multiple vehicles.

This exceptional home combines modern design, versatile living space, and a desirable location, making it an outstanding opportunity for a wide range of buyers.

## Location

The location of this home adds to its charm, with everything you need right on your doorstep. A short walk takes you into the heart of the village, with local amenities close by for everyday convenience. Just around the corner, there's a children's playground, perfect for families. A short stroll also leads you to the scenic Joey the Swan park and gardens, a beautiful green space ideal for walks, picnics, or simply enjoying nature. For dining and socialising, The Rising Sun restaurant and a welcoming local pub are just outside the estate, offering great options for a relaxed meal or a drink with friends without needing to drive.



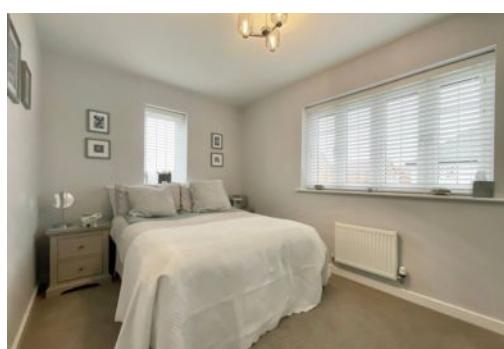
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Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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