

## 17 Park Drive, Wistaston

£400,000 Freehold



Impressive three-bedroom semi-detached family home offering spacious and versatile accommodation throughout, positioned within the highly sought-after residential area of Wistaston. • Exceptional full-length living room featuring a large bay window to the front, French doors opening onto the patio, and an electric fire creating a warm and inviting atmosphere. • Stunning principal bedroom with dual aspect views, a private balcony overlooking the beautifully maintained rear garden, and the added convenience of an ensuite WC. • Beautifully landscaped and private rear garden with multiple seating areas, a summer house, mature willow tree, and a picturesque STREAM running along the bottom boundary. • Generous driveway providing off-road parking for multiple vehicles alongside a single garage, external WC, and additional garden storage ideal for keen gardeners.



Situated within the highly desirable area of Park Drive, Wistaston, this impressive three-bedroom semi-detached home offers an abundance of spacious and versatile accommodation, beautifully combining character features with modern touches throughout. Upon entering the property, you are welcomed into a generously sized sitting room, flooded with natural light through large windows that create a bright and inviting atmosphere. A decorative fireplace provides an attractive focal point, adding warmth and charm to this relaxing living space. The main living room is a truly standout feature of the home, stretching the full length of the property and offering exceptional space for both everyday living and entertaining. To the front, a large bay window enhances the room with natural sunlight, while to the rear, elegant French doors open directly onto a patio seating area, seamlessly blending indoor and outdoor living. This creates the perfect setting for al fresco dining, summer gatherings, or simply relaxing in the sunshine. An electric fire adds a cosy ambience during the colder months.

The dining room is equally impressive in size and benefits from dual aspect windows, creating another wonderfully bright and airy reception space. Featuring an additional electric fire, the room enjoys a welcoming atmosphere and flows openly into the modern kitchen, making it ideal for entertaining family and friends. There are also two useful built-in cupboards.

Designed with both style and practicality in mind, the contemporary kitchen is fitted with a slot in cooker, integrated dishwasher and washing machine alongside space for a fridge/freezer. A charming stable door adds further character to the home and allows the top half to be opened independently, letting fresh air circulate through the property while maintaining security for young children and pets.

To the first floor, the spacious master bedroom enjoys dual aspect views and is filled with natural light. A striking bay window overlooks the front of the property, while French doors to the rear open onto a private balcony offering stunning views over the rear garden. This peaceful outdoor space is perfect for enjoying an early morning coffee or unwinding during the evening. Built-in wardrobes and drawers provide plenty of useful storage space. The bedroom also benefits from its own WC en-suite for added convenience.

Bedroom two is another generously sized double room complete with built-in wardrobes spanning an entire wall, providing excellent storage. Bedroom three is a further comfortable double bedroom with additional built-in storage solutions.

Externally, the property continues to impress with a substantial rear garden that truly serves as one of the home's standout features. Offering a tranquil and private setting, the garden provides a wonderful escape from everyday life and an ideal space to relax and unwind.

Thoughtfully designed with multiple seating areas throughout, the garden offers plenty of opportunities to enjoy the sunshine at different times of the day, whether entertaining guests, dining outdoors, or simply enjoying the peaceful surroundings. Positioned halfway down the garden is a charming summer house, creating a versatile retreat ideal for use as a garden room, hobby space, or entertaining area.

Adding to the unique charm and idyllic atmosphere of the garden, a picturesque stream flows gently at the very bottom beside a beautiful willow tree, creating a truly peaceful setting rarely found in residential properties. The property further benefits from a single garage and a spacious driveway providing off-road parking for multiple vehicles, completing this exceptional family home perfectly suited for modern living.

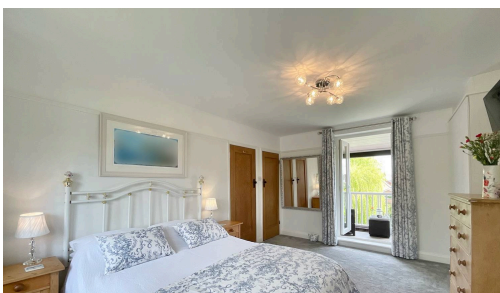


Located in the sought-after area of Wistaston, this spacious three-bedroom semi-detached home combines character features, versatile living space, and modern touches throughout.  
Council Tax band: D

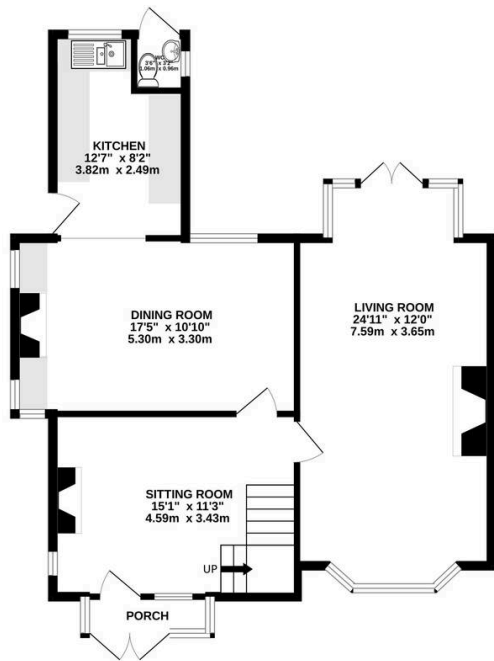
Tenure: Freehold

EPC Energy Efficiency Rating: E

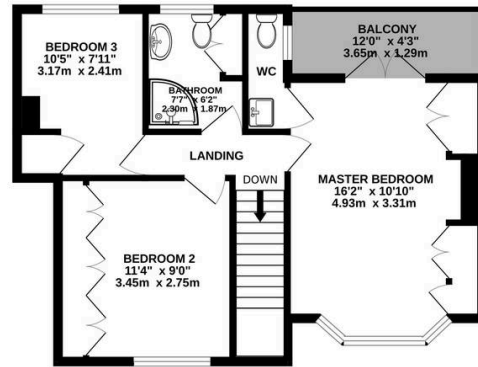
EPC Environmental Impact Rating: E



GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.

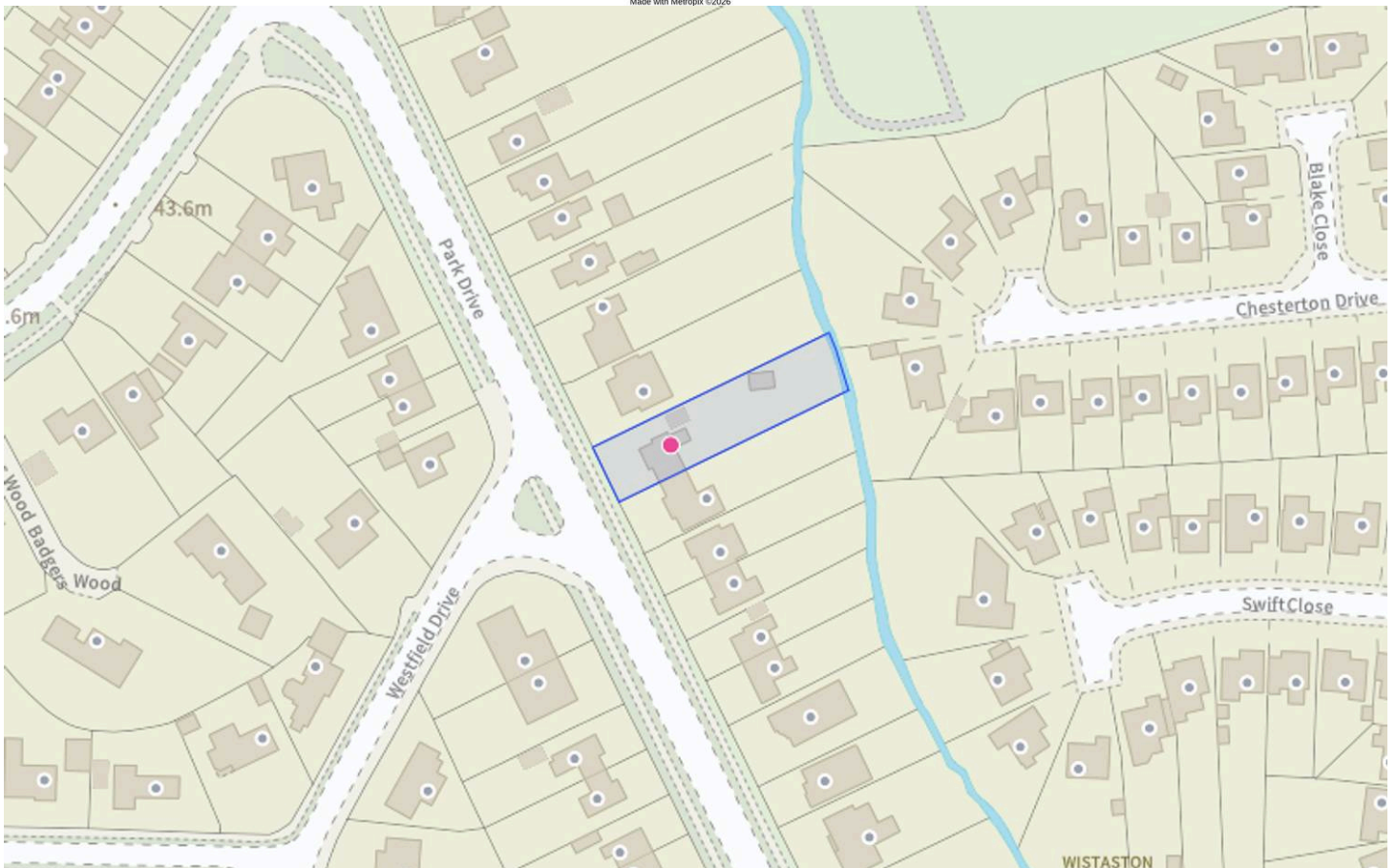


1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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