



## 3 Kenilworth Close, Wistaston

£475,000 - £500,000 Freehold



Impressive four-bedroom detached family home occupying a generous and mature plot within a highly sought-after residential location • Thoughtfully extended accommodation featuring a superb 20ft dual-aspect lounge and over 1,789 sq ft of versatile living space • Four flexible reception rooms including a dedicated home office, separate study and formal dining room • Detached double garage, ample driveway parking and excellent space for growing families • Beautifully established private rear gardens with mature planting, summer house and greenhouse



Occupying a generous mature plot within one of Wistaston's most desirable residential locations, this substantial four-bedroom detached family home offers versatile accommodation, together with a detached double garage, extensive parking and beautifully established gardens. Having been owned by the same family since new, the property has been thoughtfully extended to create an impressive 20ft lounge and additional office accommodation, resulting in a superb family home ideally suited to modern lifestyles and home-working requirements.

Set back behind a driveway providing off-road parking for several vehicles, the property enjoys an attractive position within this well-regarded residential area. A welcoming entrance hall provides access to the spacious ground floor accommodation, which has been designed to offer excellent flexibility for modern family living.

A particular feature of the property is its versatile layout, offering four separate reception areas. The impressive lounge extends to over 20 feet in length and enjoys a dual-aspect design that allows natural light to flood the room throughout the day. A feature gas fireplace with decorative surround provides an attractive focal point and creates a warm and inviting atmosphere for both relaxing and entertaining.

The separate dining room provides an ideal space for family meals and formal occasions, with French doors opening directly onto the rear garden. Adjacent to this is a further study, which also benefits from French doors to the garden, creating a wonderful space that could be utilised as a garden room, playroom, hobby room or additional home office.

Positioned to the front of the property is a dedicated office, providing an ideal work-from-home environment away from the main family living spaces. This additional room enhances the property's flexibility and is perfectly suited to the demands of modern family life.

The kitchen is fitted with a range of white gloss wall and base units and incorporates a four-ring gas hob, double oven, extractor hood and integrated slimline dishwasher. A useful utility room provides additional storage and space for laundry appliances, whilst a ground floor cloakroom/WC adds further practicality.

To the first floor, the property offers four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room comprising a mains-fed shower, wash basin and WC.

Bedroom two is a particularly generous double bedroom and benefits from fitted wardrobes, whilst bedrooms three and four offer excellent accommodation for children, guests or those requiring additional office space. The bedrooms are served by a spacious family bathroom.

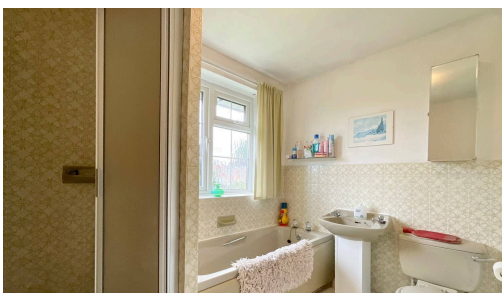
Externally, the property occupies a particularly generous plot with mature gardens that have been lovingly maintained over many years. The rear garden enjoys a high degree of privacy and features established trees, shrubs and well-stocked borders, creating a delightful outdoor environment. A greenhouse and summer house further enhance the appeal, making this an ideal garden for keen gardeners and those who enjoy outdoor



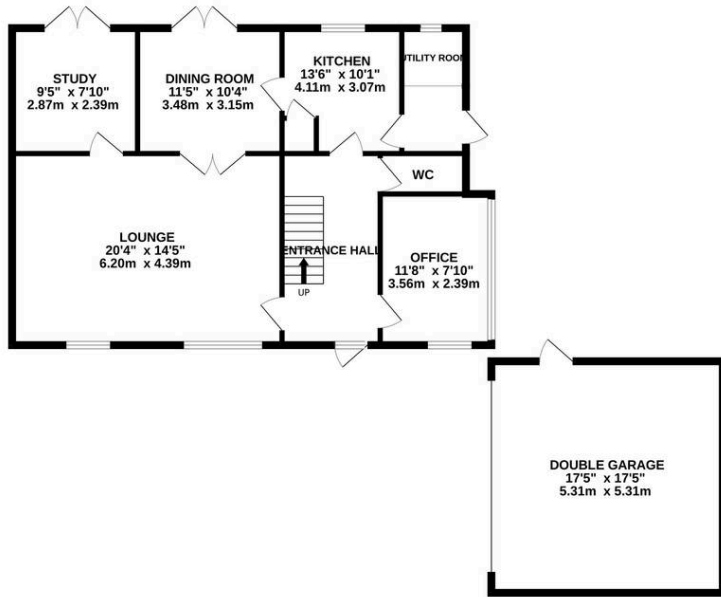
Spacious four-bed detached home in sought-after Wistaston. Four receptions, office, double garage, ample parking, mature gardens, and excellent access to schools and transport. Ideal for families.

Council Tax band: E

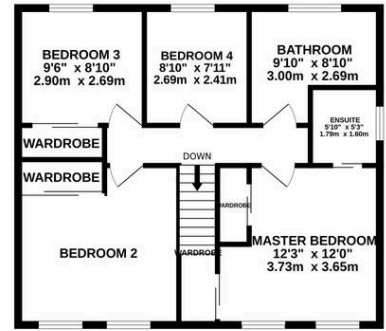
Tenure: Freehold



GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1789 sq.ft. (166.2 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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