



TRACY PHILLIPS

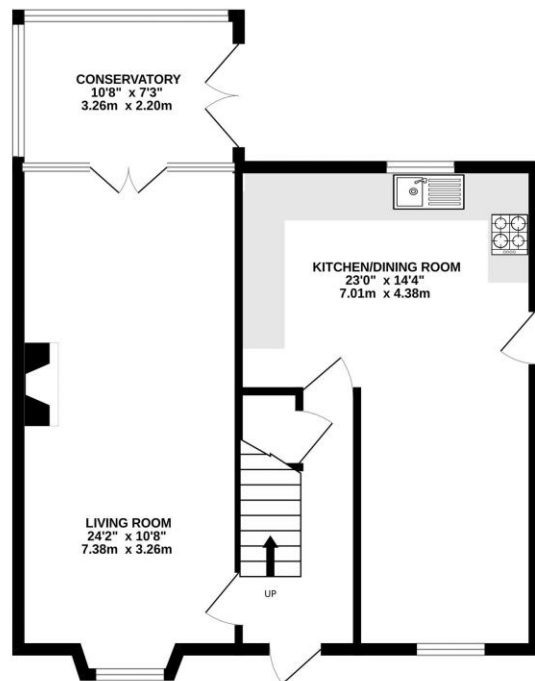
Estates



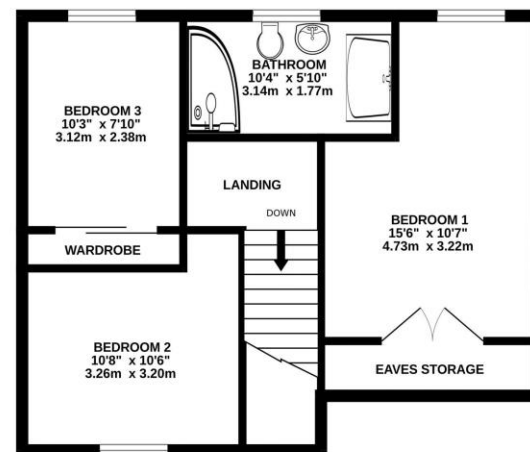
TRACY PHILLIPS

Estates

GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	83 B



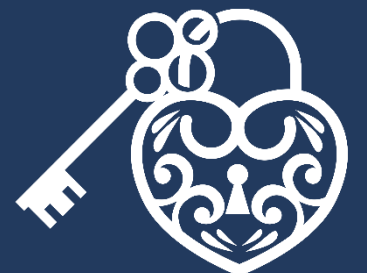
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Asking Price: £435,000

Church Lane, Wroughtington, WN6 9SN



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Set along a charming rural lane, this beautifully presented detached home has been finished to an exceptional standard both inside and out. Flooded with natural light, the property offers bright and airy rooms, stylish interior design, and sits within a generous and private plot. The outdoor space is just as impressive as the interiors, creating a seamless blend of comfort and tranquillity.

The accommodation opens into a welcoming entrance hallway, with a staircase rising to the first floor and elegant oak doors leading through to the principal living areas. The spacious lounge, complete with dining space, enjoys a dual-aspect outlook and flows effortlessly into the delightful garden room. Here, laminate flooring and an open-plan fireplace with a wood-burning stove create a warm and inviting atmosphere, while large windows provide lovely views and direct access to the garden. The open-plan kitchen is a true highlight of the home, thoughtfully designed with a range of sleek gloss units and a stylish bank of cabinetry. It features double Neff ovens, an integrated dishwasher, gas hob, and extractor hood, all complemented by contemporary subway tiling. There is ample space for informal dining as well as a comfortable seating area, making it perfect for both everyday living and entertaining.

Upstairs, the first floor reveals three well-proportioned bedrooms. The principal bedroom is particularly generous, benefiting from stylish fitted wardrobes, bespoke shutters and useful under-eaves storage. Bedroom two also features modern fitted wardrobes, offering both practicality and style. A stunning family bathroom completes the level, showcasing a pebble-shaped bath, separate shower cubicle, pedestal wash hand basin, and WC, all finished with elegant neutral tiling and a heated towel rail.

Externally, the property continues to impress. An immaculate gravelled driveway provides ample parking for several vehicles and is bordered by a pathway and well-maintained lawns. Gated side access leads to the private rear garden, which has been thoughtfully landscaped to create a peaceful haven. Featuring manicured lawns, an Indian stone patio, and beautifully planted beds, this outdoor space is perfect for relaxing, entertaining, and enjoying the surrounding countryside.

Located in the sought-after village of Wrightington, this charming rural setting offers easy access to beautiful countryside walks, as well as a selection of local pubs and farm shops. The village is also home to a highly regarded school and benefits from convenient access to the M6 motorway, making it ideal for commuters.

Viewings are highly recommended to fully appreciate this immaculate, turn-key home.

