



NO.17 CHRISTLETON
ROWAN
PARK



NO. 17 CHRISTLETON ROWAN PARK

Idyllically nestled along the Shropshire Union Canal, a wildlife corridor in the heart of the Cheshire countryside, discover a modern oasis, at No. 17, Rowan Park.

In the sought-after village of Christleton, No. 17, Rowan Park, a new-build home full of surprises, sits harmoniously amidst the enclave of traditional bungalows in this peaceful neighbourhood, its modest exterior belying a treasure of features to be discovered within.

Pull along the bounded resin driveway where there is ample parking for around six cars. Well maintained lawn and external lighting paint a pleasant picture upon arrival, with a large garage (a double lengthways) also furnished with WC and wash basin.





LIGHT-FILLED LIVING

Park up and step indoors, where the incredible double height entrance hall provides a broad, bright and breathtakingly airy arrival home. Ahead, the part glazed doors direct you towards the waterfront views over the Shropshire Union Canal, a captivating sight.

Overhead, light pirouettes down from a cascading crystal chandelier; whilst underfoot, warmth emanates from underfloor heating beneath the newly laid tiling, running throughout the ground floor.

On the periphery, the silver-grey carpet of the oak and glass staircase puddles out invitingly, leading up to the gallery landing, where elevated views can be enjoyed..

Newly built to the highest of specifications, No. 17, Rowan Park features 350mm walls with 100mm Kingspan insulation, triple glazed throughout and served by an MHVR heat recovery system. Toasty warm and technologically kitted out, there is also a sound system fitted throughout both levels. Controls for these systems (and the CCTV) are hidden away in a large cupboard in the entrance hall.





ROOM TO RELAX

Freshen up in the cloakroom on the right, with wall mounted vanity unit wash basin and WC. Across the hall on the left there is plenty of storage in the cloak cupboard. Further storage can be found in the cupboard beneath the stairs, where you also find the water tank and new boiler.

Oak and glass double doors open to the left, leading into the lounge. Carpeted in grey underfoot, with neutral, muted tones to the walls, there is a television mounted above the contemporary glass fronted, wall-mounted fire. A cosy winter room, with designer lighting to the ceiling and subtle scone lighting to the walls for a relaxed ambience, views extend over the garden to the front.





FEAST YOUR EYES

Directly ahead from the entrance hall, double doors open into the showstopping kitchen-dining-family room. Light, bright and open plan, the same tiles continue through from the entrance hall into this capacious space. Ahead, bifolding doors to the patio frame ever-changing vistas out over the canal, where narrowboats and ducks bob by.

To the far left, snuggle up in the sitting room section, where you can watch the boats go by on long summer evenings. Bifolding doors connect both the sitting and dining areas of this room with the patio beyond for easy-flow, indoor-outdoor living.





FOLLOW THE FLOW

An expansive room, ideal for the flow of everyday family life, a separate, casual dining area can be found on the central island breakfast bar, with its curved cabinetry and Corian worktop with plug point.

Windows here too provide pleasant views over the canal, whilst drawing in the light. Alexa controlled lighting offers helpful assistance when your hands are full preparing dinner. A wide range of Neff integrated appliances includes two tilt and slide ovens, one being a steam oven, gas five burner hob, extractor, microwave, warmer drawer, fridge, separate wine fridge, dishwasher, sink with boiling tap and waste disposal. Ample storage can be found within the handleless units and drawers, with undercabinet lighting.

With further storage and plumbing for a washing machine, second dishwasher, fridge freezer with filtered water and ice maker and tumble dryer, the utility room opens up off the kitchen, also providing access out to the garage via a side door.

Returning to the entrance hall, take the elegant staircase up to the first-floor landing, where wall-lighting guides the way and a large window draws in light from the front.





REST & RELAX

Turning right, discover a double bedroom with views out to the front. Carpeted in grey with harmonising shades of Egyptian cotton and green to the walls, note the contemporary fan feature light overhead (a motif throughout the rooms).

Across the landing, the guest bedroom blends dove grey and duck egg blue for a refreshing and relaxing ambience. With ample space for a double bed and other furniture, views extend over the canal to the rear. Freshen up in the stylish shower room ensuite.

Continuing along the landing, directly across from the stairs, a large double bedroom again offers impressive views out over the canal and handsome Japanese maple tree.





BEDROOM BLISS

Turning left from the top of the stairs, make your way along to the master bedroom, where a wall of bifolding doors offers seamless views out to the garden and canal. Peel back the bifolds and watch the boats drift by. With space for a superking-size bed and all your furniture, this bedroom features an enormous ensuite, with bath, separate shower cubicle, vanity unit wash basin and WC.

At the end of the landing is the family bathroom, with large shower with rainfall head and handheld attachment, separate jacuzzi bath, WC and heated towel radiator.





SOAK UP THE VIEW

Outside, wine and dine on the beautifully paved patio, running the full width of the home and where shelter can be found beneath the cantilever master bedroom. Ideal for entertaining, stoke up the pizza oven and spend hazy summer days soaking up the sunshine, and sunsets, with family and friends in this sunny canal-side oasis.

The well-maintained lawn offers a refreshing splash of greenery, bordered by mature planting and with feature lighting illuminating the striking, mature Japanese maple after dark.

With mooring rights for a 60ft narrowboat, enjoy serene days on the water, floating along the canal and into Chester.

In early summer, keep watch for the arrival of the new season's ducklings, the changing colour of the Japanese maple tree, and the first visit from the resident woodpecker. Nature is in abundance, with herons on the lookout for their lunch and the elusive flash of blue as the kingfishers fly by.

A metal railing to the end of the garden serves as a deterrent to children whilst preserving the picturesque view.





WATERSIDE LIVING

Serenely set along the Shropshire Union Canal, life at No. 17, Rowan Park flows as smoothly as the water it is nestled beside.

With four pubs and restaurants within walking distance, enjoy getting a feel for village life.

On a sunny Saturday afternoon take a stroll along the canal towpath and discover a wider selection of shops, bars, bistros and restaurants.

Pick up your newspaper at the local convenience store or catch the park and ride from the Sainsbury's roundabout (around a 15-minute walk away) and take a trip into neighbouring Waverton for a drink and something to eat.

Christleton has a selection of shops, hairdressers, coffee shop and dentist, whilst The Institute offers big screen sports. Alongside a highly rated primary and secondary school, Christleton also has a playground. Pick up a membership for Chester Zoo and enjoy after school visits with the children; meanwhile Cheshire Oaks is also so close by.

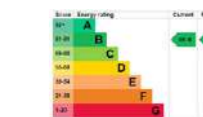
With easy access to the A55, links to Wales, the Wirral peninsula, Liverpool and Manchester via road and rail, No. 17, Rowan Park is perfectly placed for commuters.

A dream family home, with spacious living, fantastic views and incredible entertaining space, No. 17, Rowan Park is a contemporary home finished to a fine standard, offering comfort and security in an idyllic setting.

Approximate Gross Internal Area = 194.0 sq m / 2088 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1022572)



FINER DETAILS

- Freehold
- Newbuild
- Mechanical ventilation & heat recovery system
- 5 Gas burner, Steam oven, microwave ad hot drawer
- Hot water tap
- Neff appliances
- Triple glazed windows
- CCTV
- Remote control fan lights
- 60ft Mooring rights
- Council Tax band G
- Mature Japanese maple tree

NO.17 CHRISTLETON
ROWAN
PARK



presented by



WHAT3WORDS: behind.brand.sheild

To view No.17 Rowan Park
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