



1 Wenford Close, St Helens, WA10 6FN

£440,000

 STAPLETON
DERBY

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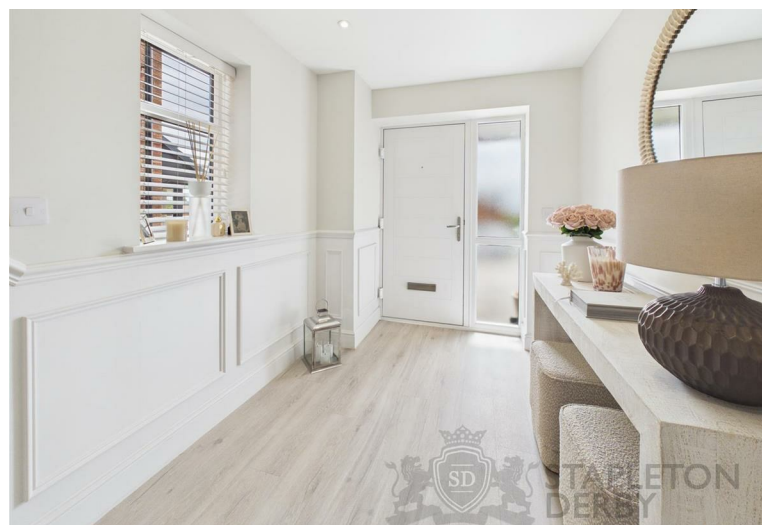
Tucked away in the exclusive Wenford Close, Windle, this stunning detached house, built in 2021, offers a perfect blend of modern living and spacious comfort. Spanning an impressive 1,550 square feet, this property is presented in immaculate turn-key condition, having undergone numerous costly upgrades that enhance its appeal.

As you enter, you are greeted by a large entrance hall featuring a convenient storage cupboard and a downstairs WC. The bay fronted lounge provides a warm and inviting space, while the breathtaking open plan living room and kitchen serve as the heart of the home. The living room boasts a stylish media wall, perfect for entertaining or relaxing, and the kitchen is a chef's dream, complete with a full suite of integrated appliances, a feature central island, and a practical utility room.

The property comprises three generously sized double bedrooms, each equipped with built-in wardrobes that feature inset lighting, adding a touch of elegance. The master bedroom benefits from an en suite bathroom, while a well-appointed white suite bathroom is conveniently located off the landing.

Outside, the property offers ample parking for up to three vehicles, along with a beautifully landscaped rear garden that provides a tranquil outdoor retreat with a vibrant array of plants and greenery, enhancing the overall charm of the home. The front aspect features a driveway and garden, while a side area with a shed is a lovely bonus space.

This exceptional property is ideal for families seeking a modern lifestyle in a peaceful setting, and it truly must be seen to be appreciated.





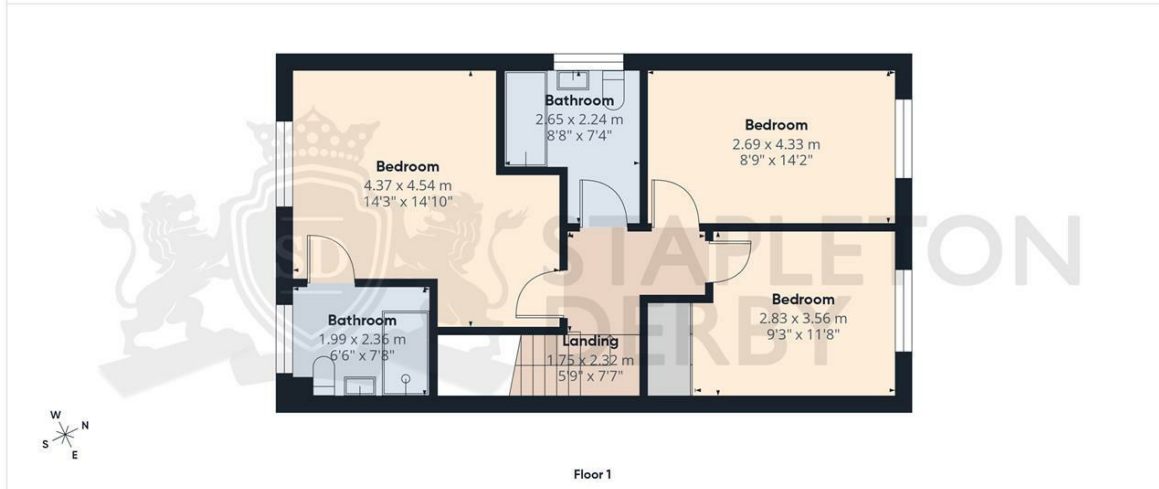
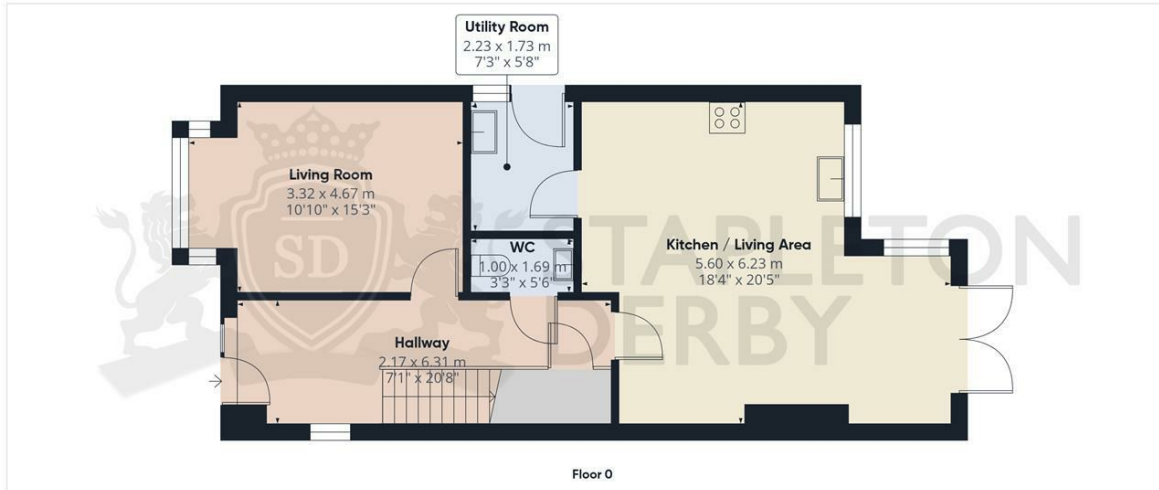
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Approximate total area[®]
 113.6 m²
 1223 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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