



Wilkrist Crescent Drive, Helsby
Frodsham

£565,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Wilkrist Crescent Drive

Helsby, Frodsham

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stylish, Modern Detached Family Home
- Built in 2018 Using ICF Thermo-Wall Technology
- Highly Efficient Thermal Insulation With Grade B EPC Rating
- Air Source Heat Pump
- Quality Internal Fitments
- Sought After Area of Helsby



Wilkrist Crescent Drive

Helsby, Frodsham

Built by the current owners in 2018 for their own occupation, this is a unique property of exceptional quality and contemporary design.

The house has been carefully planned to meet the demands of modern living, with low maintenance and running costs. It is built using insulated concrete forms (ICF) resulting in exceptional levels of modern thermal insulation. This is combined with an air source heat pump with under floor heating to the ground floor and radiators to first. This leads to the home being comfortable, efficient and economical to run.

The striking modern design of the house blends with the mature setting and distinctive, individual neighbouring homes. It stands in a good sized plot with plenty of parking to the front and a private rear garden enjoying views to Helsby Hill.

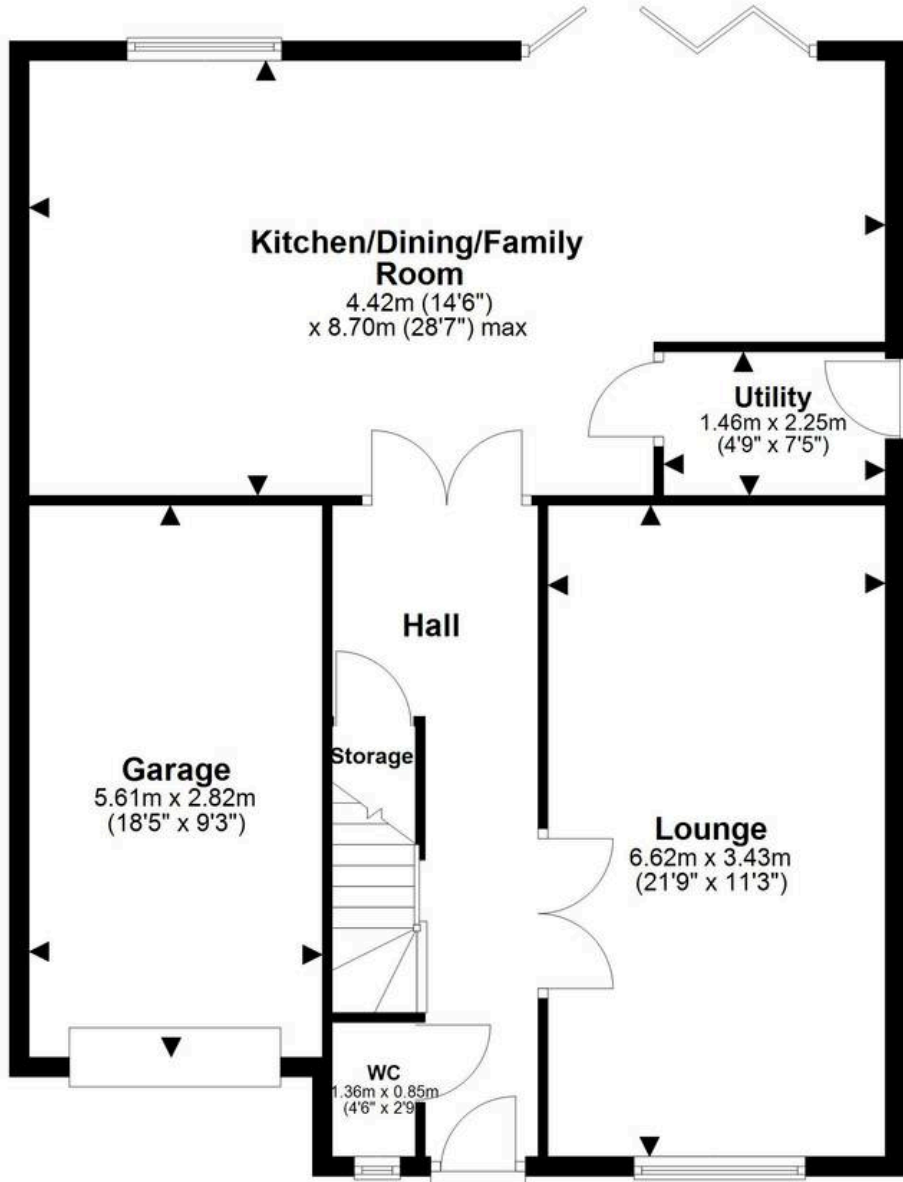
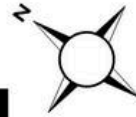
The house has been built to an exacting standard with quality fittings and fitments throughout. The highlight of the ground floor is a large open plan kitchen/dining and living room which forms the hub of day to day life. There are extensive quality cabinets, quartz worktops and built in high end appliances. A separate lounge sits to the front of the house and there is a useful utility room and cloakroom/WC.

On the first floor are four large bedrooms and three bathrooms, two being en-suite. One of the bedrooms could be divided to create two smaller bedrooms if desired. There is an integral garage and driveway parking. The rear garden has a large patio area, lawn and an additional patio to capture late afternoon/evening sun.



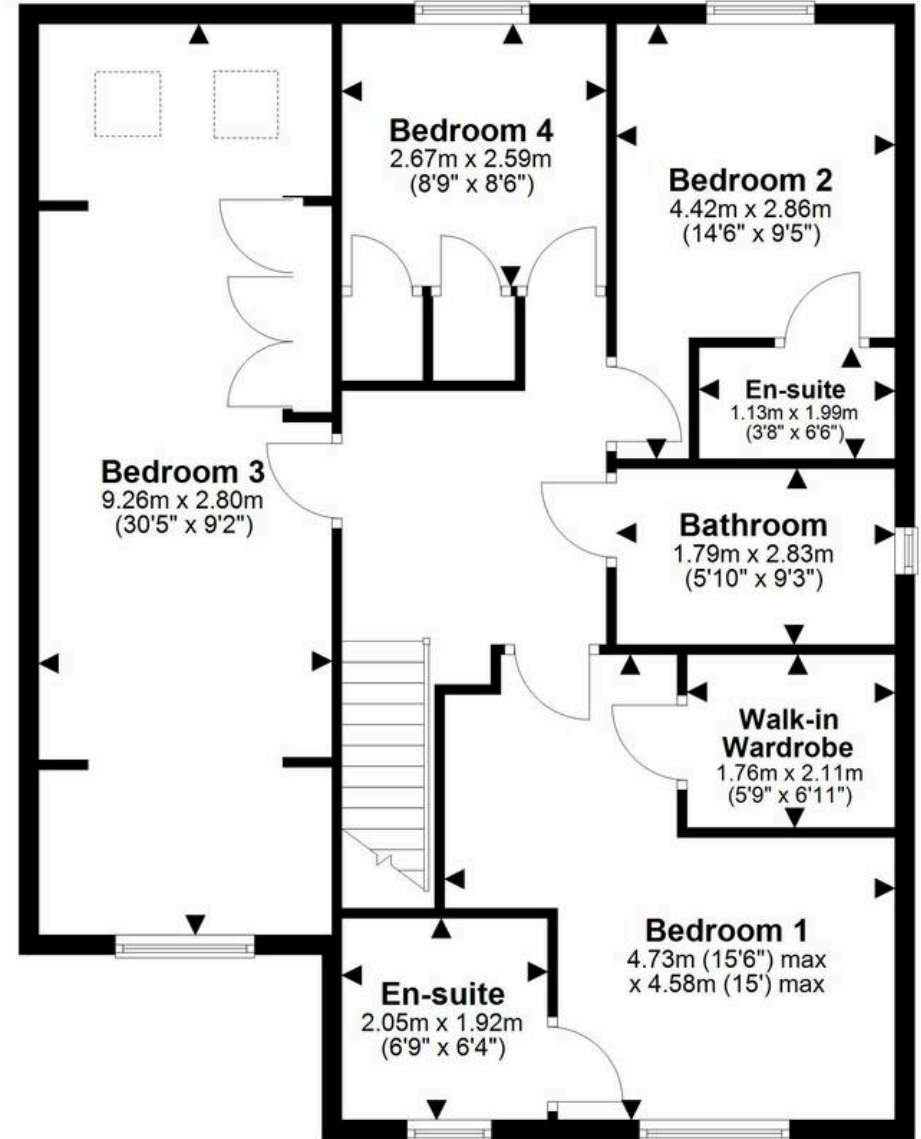
Ground Floor

Approx. 92.9 sq. metres (1000.0 sq. feet)



First Floor

Approx. 89.0 sq. metres (957.7 sq. feet)



Total area: approx. 181.9 sq. metres (1957.7 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.



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