







A substantial and extended detached family home with landscaped gardens.

- Substantial Detached House
- Large Extension to Rear
- 10.54m x 6.15m Kitchen/Dining & Family Room
- Five Bedrooms
- Three Bath/Shower Rooms
- Landscaped Gardens

### Description

A substantial detached family home, which features a large extension to the rear, which has created a massive living kitchen with three sets of doors opening on to a beautiful landscaped garden. Decorated to a high standard throughout and with PVCu double glazing and gas central heating, comprises: Entrance hall, cloakroom/WC and lounge with feature fireplace The living kitchen features a quality fitted kitchen with built-in appliances, there is space for the largest of dining tables and the family room area features a media wall with fireplace and space for a wall mounted TV. A utility room and garage make up the rest of the ground floor. Upstairs there is a galleried landing, five bedrooms and three bathrooms. Externally there is a landscaped garden to the rear with a covered pagoda with retracting electric roof and there is an ornamental garden to the front along with a double width driveway.



**Location**

The property is situated on the fringe of the popular Kingsmead development, itself located on the south side of Northwich. Local amenities are well catered for with a good selection of shops and other facilities available at the Kingsmead local centre, which is also home to the very popular Kingfisher Public House. Two railways serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank or Northwich station. The nearby A556 easily facilitates access to the region’s major road network with Manchester and Liverpool airports both within 20 miles. Above all, where Northwich really excels is its range of excellent schools. Kingsmead has its own very well regarded and Ofstead rated 'Outstanding' primary school and The County High School Leftwich, which is also rated Outstanding by Ofstead is within walking distance. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

**Tenure**

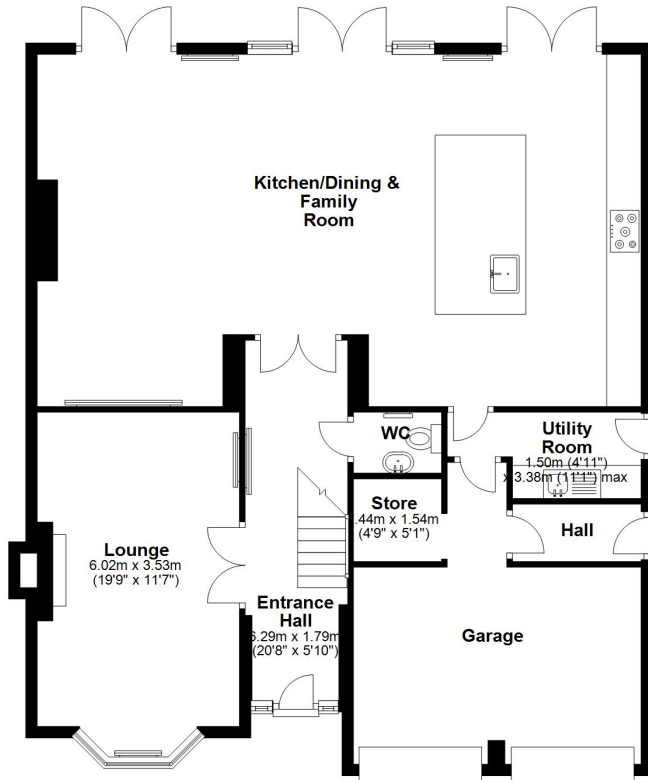
FREEHOLD

**EPC Rating:**

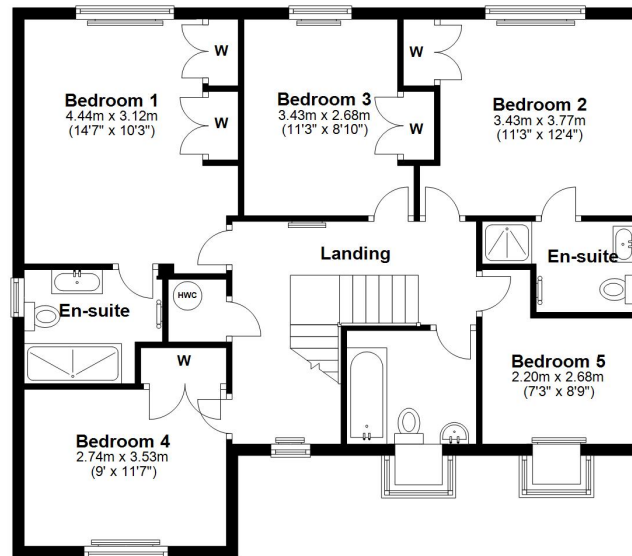




**Main area: approx. 106.1 sq. metres (1141.7 sq. feet)**  
Plus garages, approx. 19.2 sq. metres (206.4 sq. feet)



Approx. 86.0 sq. metres (926.0 sq. feet)



**Main area: Approx. 192.1 sq. metres (2067.7 sq. feet)**  
Plus garages, approx. 19.2 sq. metres (206.4 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.