



7, Primrose Hill
Northwich CW8 2TZ

£595,000

www.westates.co.uk
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- High Specification Family Home
- Dual Aspect Lounge
- Kitchen/Dining Family Room
- Five Bedrooms
- Two Bath/Shower Rooms
- Mature Westerly Garden
- Double Garage & Driveway

Description

An outstanding, detached family home in a quiet cut-de-sac overlooking farmland to the rear. The property has been significantly improved and extended in recent years with no expense spared to create a home that could easily grace the pages of an upmarket interiors magazine! The hub of the home as always is the kitchen, where we find a lavish Schuller German design kitchen with full length, ceiling height fitted units and a large island unit with quartz work surface, and Quooker tap. The kitchen flows into the extension with wide bi-folding doors opening to the garden which houses a modern design wood burning stove. The two bathrooms boast newly fitted suites and the entire home is decorated and presented to a high standard. The gardens face to the west and enjoy uninterrupted views over the adjoining farmland. There is a double garage and driveway to the front.



Location

The property is located close to the village centre, where you will find a Premier Supermarket, Chatwins Bakery and a beauty salon/hairdressers. The White Barn Public House is also in the village centre. There is a railway station in Cuddington with trains running to Manchester and Chester and the West Coast Main Line service is available from either Hartford or Acton Bridge, enabling access to London within two hours. The A49 and A556 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. There are two well regarded Primary Schools in the village with Weaverham High School close by. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

Tenure

FREEHOLD

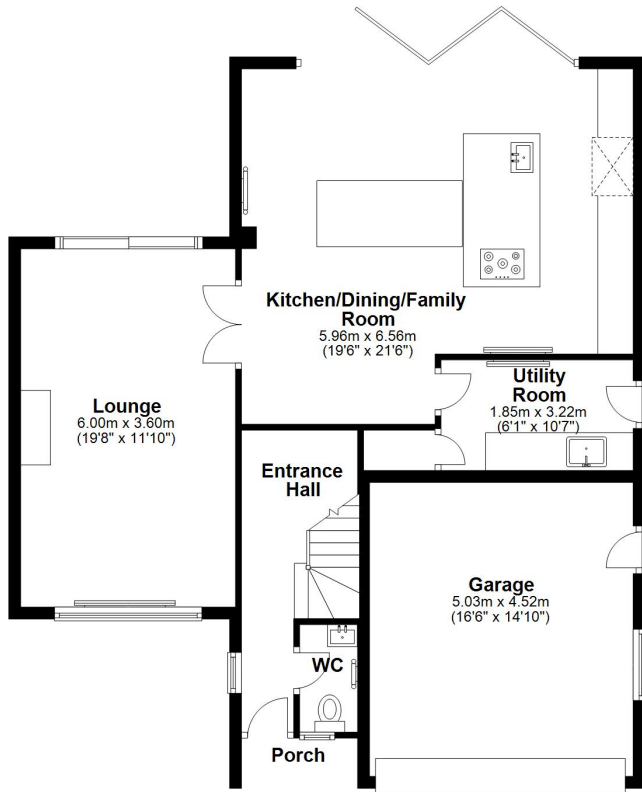
EPC Rating:

Important Notes

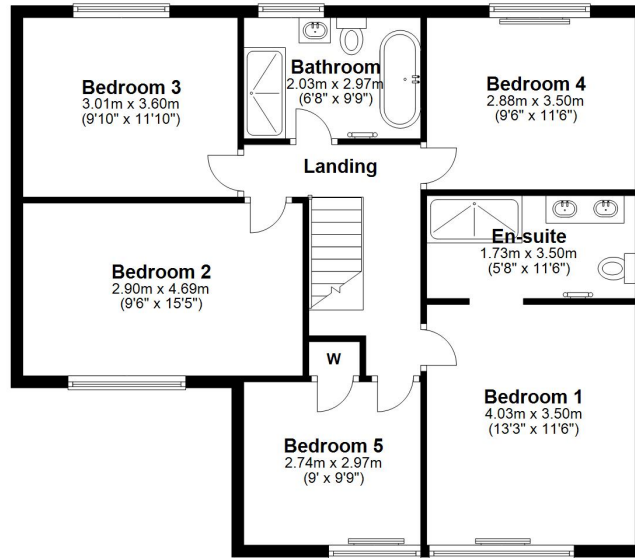
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Ground Floor
Main area: approx. 74.9 sq. metres (806.2 sq. feet)
Plus garages, approx. 22.7 sq. metres (244.3 sq. feet)



First Floor
Approx. 80.2 sq. metres (863.5 sq. feet)



Main area: Approx. 155.1 sq. metres (1669.7 sq. feet)
Plus garages, approx. 22.7 sq. metres (244.3 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.