





A lovely detached, family home, located close to Kingsmead local centre.

- Detached Family Home
- Open Plan Living kitchen
- Lounge
- Conservatory
- Four Bedrooms
- Two Bath/Shower Rooms
- Three Sided Gardens
- Garage & Driveway

### Description

A lovely, family home, set at the end of a cul-de-sac, which is conveniently close to the local centre. The property has been improved by the current owners and is offered in excellent decorative condition throughout. Passing through the front door and entrance hall, there is the staircase to the first floor and a door which leads to the lounge. Leading off the lounge is the through kitchen dining room, which was originally two separate rooms. The kitchen features a good selection of fitted units and built-in appliances. There's ample room for a family size dining room, where patio doors lead into the conservatory with further doors in to the garden. A utility room and cloakroom are located off the kitchen. Upstairs there is a landing area, four good size bedrooms, an en-suite shower room and family bathroom. The property stands on a very generous plot with a three sided garden and there is a single integral garage and double width driveway.



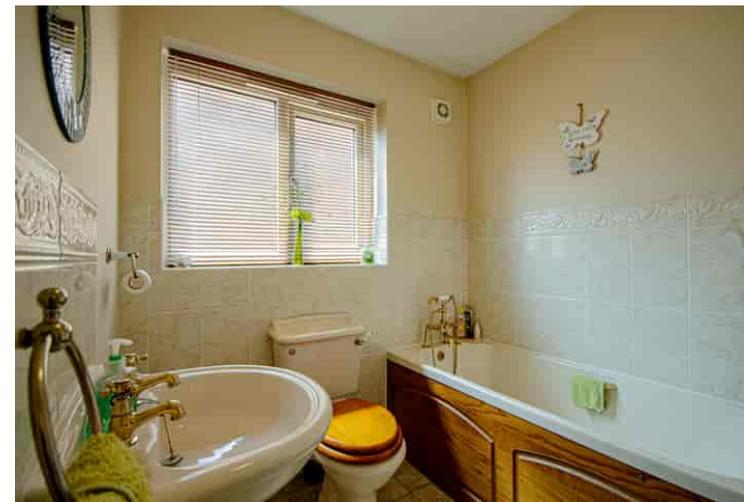
## Location

The property is situated on the popular Kingsmead development. 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 Ofsted rated 'Outstanding' primary school and The County High School Leftwich, which is also rated Outstanding by Ofsted 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

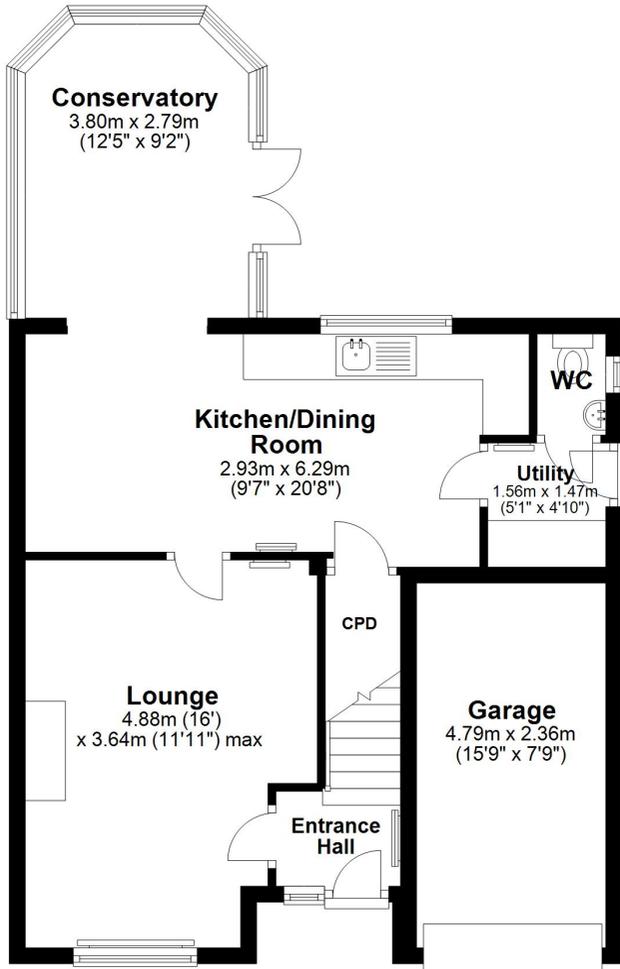
FREEHOLD

## EPC Rating:



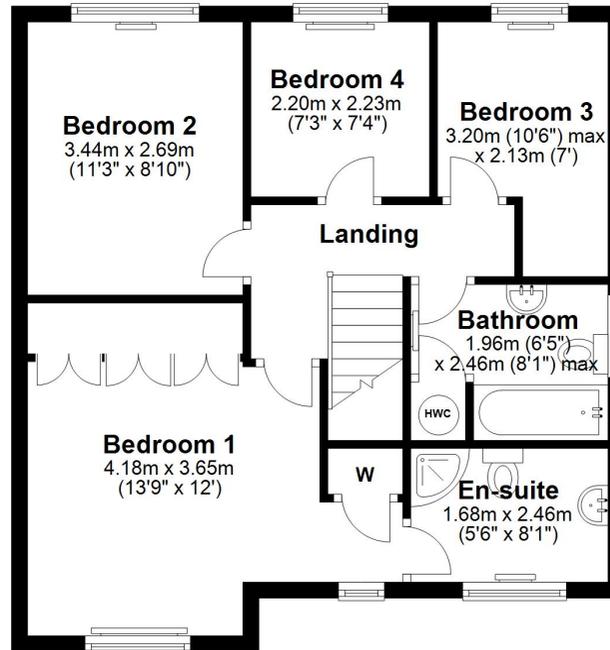
## Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)



## First Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



Total area: approx. 117.6 sq. metres (1265.9 sq. feet)

