



22 Lamb Street

Hartford, Northwich

- Redrow Sunningdale
- Greatly Enhanced by The Current Owners
- Immaculately Presented
- Many Unique Fixtures & Fittings
- Landscaped Front & Rear Gardens
- Double Garage & Driveway

A stunning 4 bedroom detached house located on the prestigious Redrow development, built to the Sunningdale design. This exceptional property has been greatly enhanced by the current owners, presenting an immaculate interior with many unique fixtures and fittings.

Upon entry, the discerning eye will be drawn to the impeccable Amtico flooring that graces the ground level, seamlessly leading through the beautifully appointed living spaces. The elegant design continues with window shutters that add a touch of sophistication to each room.

The heart of the home is the bespoke kitchen dining room boasting Callacatta gold quartz work surfaces that exude luxury and style. This culinary haven is complete with a range of high-end appliances and offers ample space for dining and entertaining. Additionally, a media unit in the lounge caters to the modern homeowner's desire for a sophisticated entertainment space.

Upstairs, the attention to detail is evident in every corner, with bespoke fitted wardrobes providing ample storage solutions in each of the four bedrooms. The bathrooms have been thoughtfully upgraded with additional tiling, elevating the space to a spa-like retreat.

Step outside to the meticulously landscaped gardens, featuring porcelain tiles that create a seamless transition between indoor and outdoor living spaces. The rear garden offers a tranquil oasis for relaxation and entertainment, while the front garden boasts a



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Hartford is a vibrant Cheshire village that offers a comprehensive array of local amenities. At its heart lies a bustling shopping centre, providing everything residents require. The village boasts three public houses: The Red Lion, The Coachman, and The Hartford Hall Hotel. Additionally, there are two wine bars and bistros: Chime, situated in the village centre, and The Hart of Hartford, located on School Lane. Hartford is conveniently served by two railway stations, with the West Coast Main Line providing direct access to London within two hours. Greenbank station also offers trains to Manchester and Chester. The A556 and A49 highways facilitate easy access to the region's major road network, with Manchester and Liverpool airports within 20 miles. What truly sets Hartford apart is its exceptional educational offerings. The well-regarded Grange private school is conveniently located less than a mile away. Hartford High and St. Nicholas Catholic High School are within walking distance, as are the four village primary schools: Hartford Primary School, St. Wilfred's Catholic Primary School, Hartford Manor Community School, and the private Grange Primary School. For those seeking a broader range of amenities, Northwich offers a comprehensive selection of shops and services, including leading supermarkets such as Waitrose, Sainsbury's, and Tesco.

Council Tax band: F

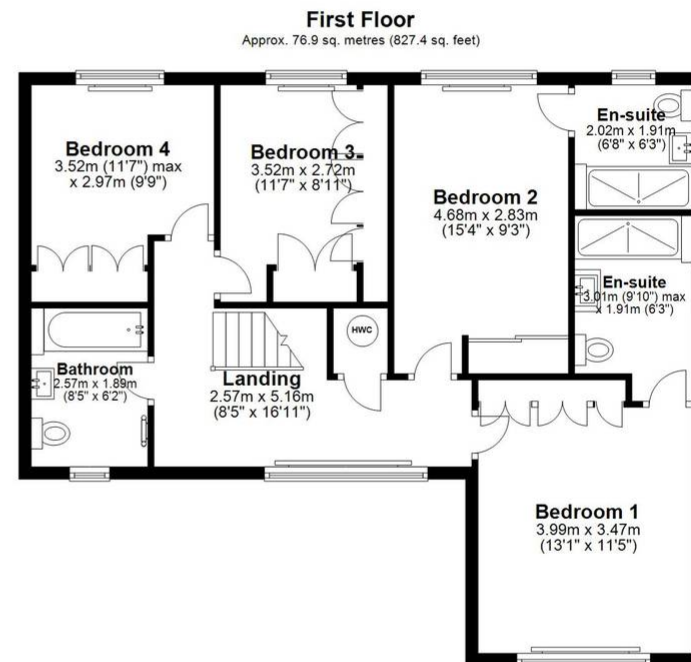
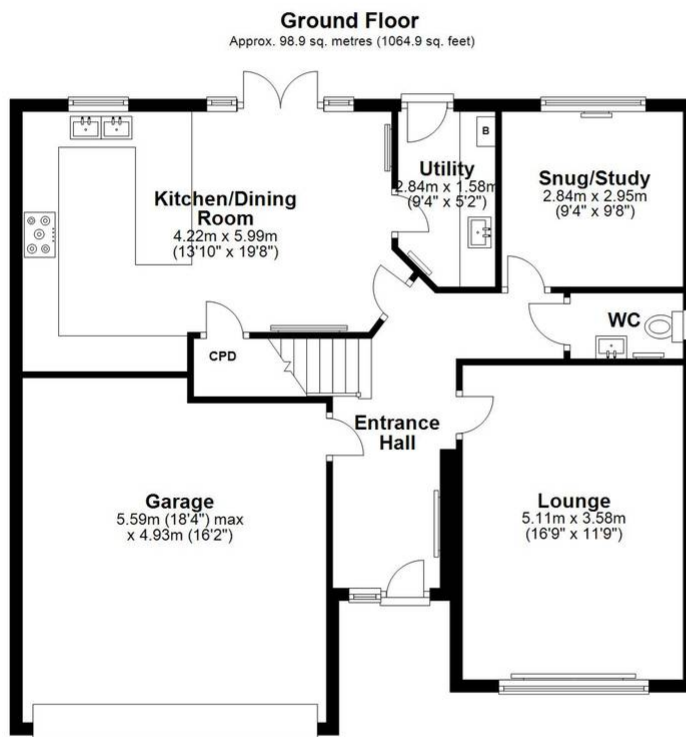
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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Total area: approx. 175.8 sq. metres (1892.3 sq. feet)



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