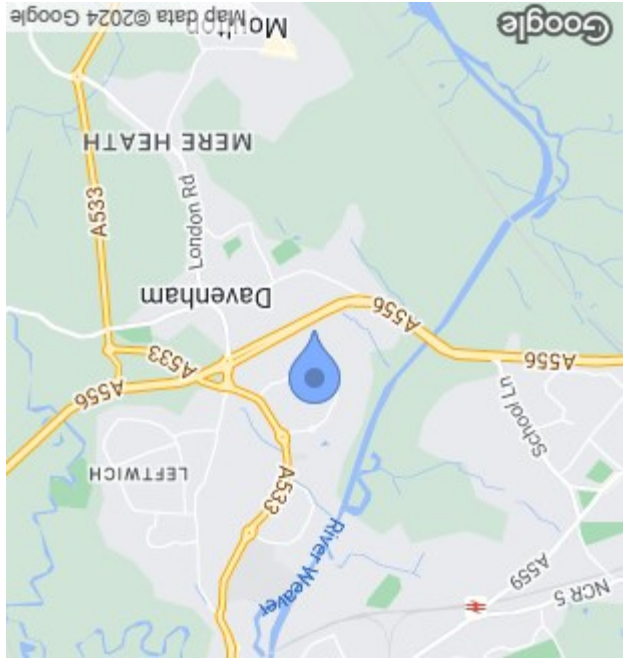
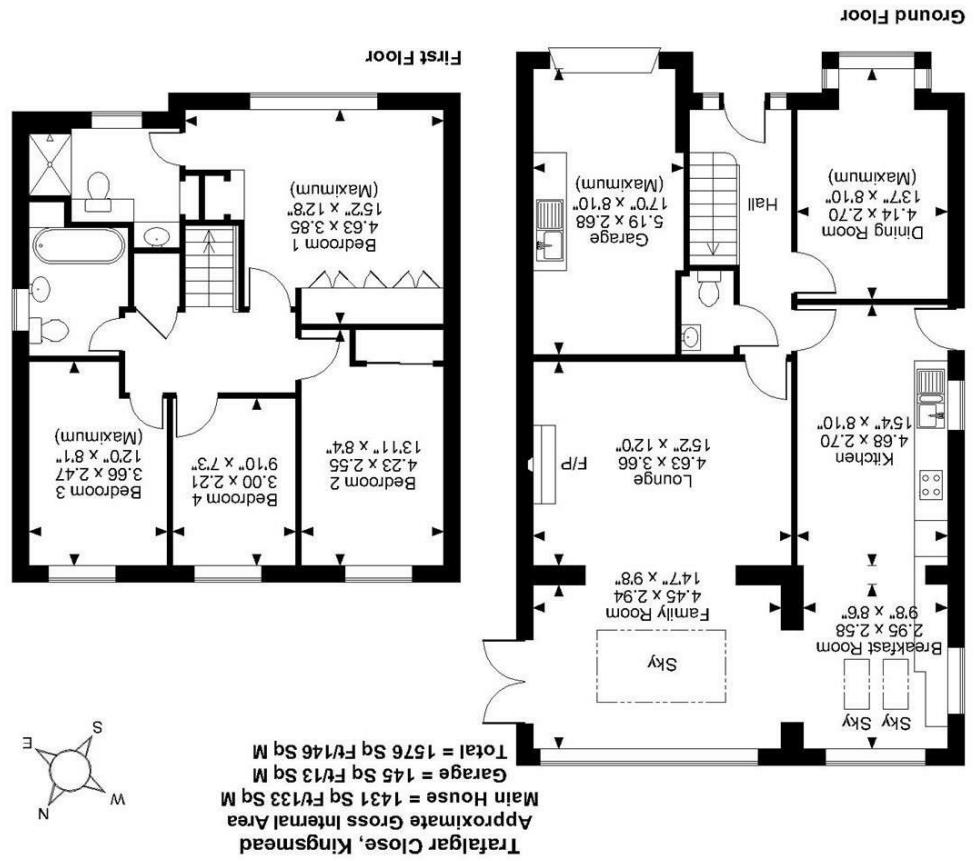


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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The position & size of doors, windows, appliances and other features are approximate only.
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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very energy efficient - lower running costs	
Current	Potential
67	83



18 Trafalgar Close
Kingsmead
Northwich
Cheshire
CW9 8WQ

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- 2

£420,000

Entrance Hallway

A neutrally decorated and welcoming entrance hallway, with wood effect flooring and a useful open under stairs space.

Dining Room

13'5" x 8'9"

A further good size reception room with a square bay window overlooking the secluded front aspect, and with tasteful neutral decor.

Lounge

15'1" x 12'0"

An impressively extended reception room that now opens through into the Family Room/Orangery and provides super views of the rear garden. The lounge is presented in fresh neutral tones and has a gas living flame fire set within an attractive modern surround.

Family Room

14'7" x 9'6"

The family room is a superb addition to the property and perfectly links the open plan kitchen/breakfast room to the lounge providing exceptional open plan living/family space. There is a large window overlooking the garden and a substantial roof lantern that together flood the room with natural light. Double doors open out on the paved patio area and rear garden.

Kitchen / Breakfast Room

24'11" x 8'9"

A stylishly modernised, extended kitchen/breakfast room, with wood effect flooring and an excellent range of contemporary cream gloss and mocha coloured units complemented by granite work surfaces. The kitchen is fitted with a range of integral appliances, including stainless steel gas hob with stainless and glass extractor over, eye level electric oven and slimline dishwasher. There is space and plumbing for a washing machine. There are three windows plus two Velux windows that again providing excellent natural light throughout the room. A door leads out to the side of the property.

Downstairs W/C

Fitted with a modern white suite, including wash hand basin with vanity unit beneath, partial tiling, and stylish wood effect flooring.

Bedroom One

15'1" x 12'7"

A sizeable double bedroom, which is beautifully presented, with a range of fitted wardrobes and views over a selection of mature trees to the front aspect.

En Suite Shower Room

Fitted with a contemporary white suite comprising; large walk-in shower housing a double head power shower, w.c and wash basin complemented by neutral tiling to the floor and walls, and a range of white gloss fitted vanity units providing excellent storage and finished with marble tops.

Bedroom Two

13'10" x 8'3"

A further spacious second double bedroom which overlooks the rear aspect and features fitted wardrobes providing a range of storage options.

Bedroom Three

12'0" x 8'0"

A good size third bedroom with immaculate presentation and views to the rear aspect.

Bedroom Four

9'10" x 7'3"

A well-proportioned fourth bedroom again with modern neutral presentation and overlooking the rear garden.

Bathroom

Fitted with a modern white three piece suite, including luxurious freestanding roll top bath with hand held shower attachment, w.c and wash basin complemented by tiled flooring, and partially tiled walls featuring an attractive mosaic design. There is an opaque window to the side elevation.

Outside

The property occupies an excellent position at the end of a cul de sac, with no other properties overlooking to the front aspect. There is a well maintained lawn garden to the front, and a driveway providing ample off road parking and leading to the single integral garage. To the rear, the property has the benefit of a superb generous, thoughtfully landscaped garden. The garden features a substantial paved patio, a well kept lawn area, and mature attractive borders. In addition, there is a secluded area surrounded by bespoke trellis, behind which sit raised vegetable beds.

