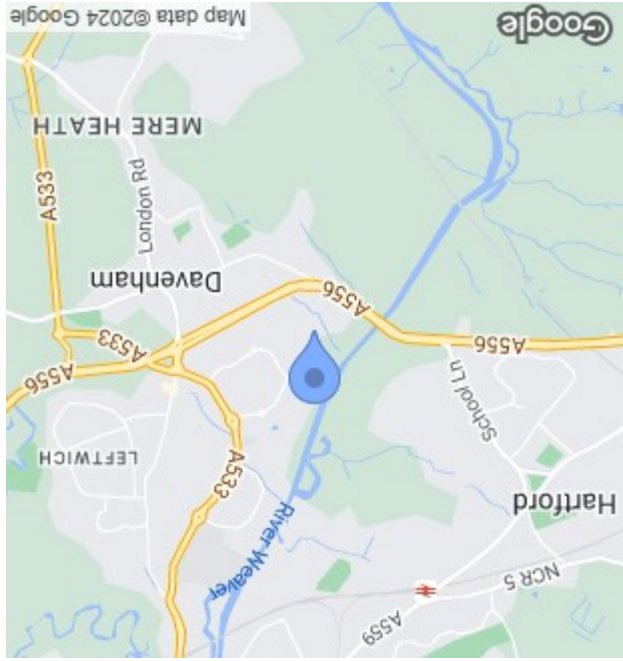
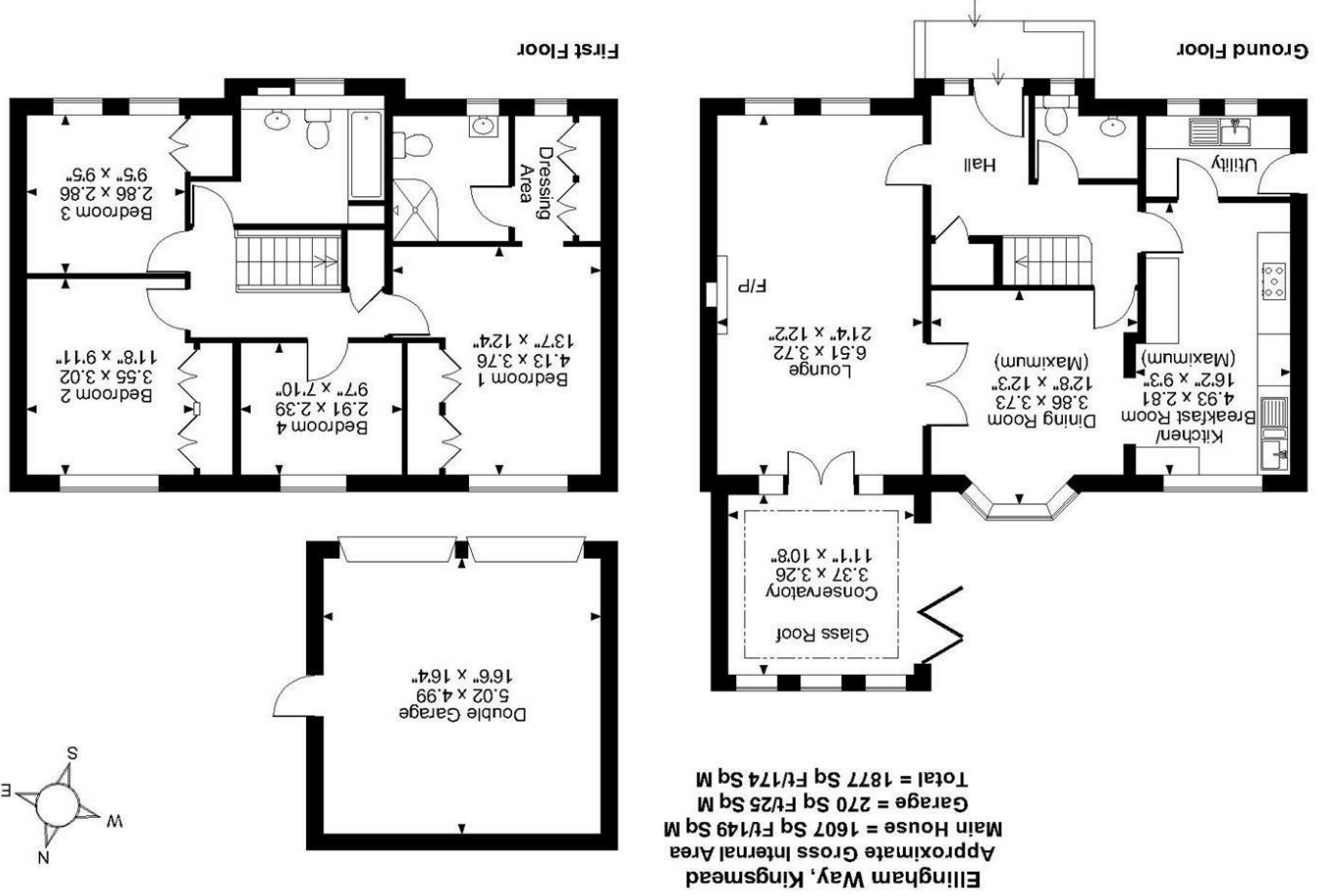


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	67
Potential	75

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.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/6582844/NGS



12 Ellingham Way
Kingsmead
Northwich
Cheshire



Asking Price
£435,000

On entering the property you are greeted by a spacious hallway which provides access to an exceptional size reception room with modern neutral décor and a central fireplace. From here French doors with windows either side provide access into the conservatory and double doors also lead through into the perfectly located dining room which is open plan to the kitchen and has an attractive bay window overlooking the rear garden. The kitchen is fitted with a comprehensive range of modern fitted units perfectly complemented by granite coloured laminate work tops and grey tiled floor and splash backs with stylish porcelain sink, integrated five burner gas hob, double electric oven and overhead extractor canopy, integrated dishwasher and space for upright fridge freezer. The downstairs space flows perfectly and has the option to be completely open plan offering exceptional family and entertaining space.

In addition there is a utility room providing space and plumbing for a washing machine and tumble dryer and providing access out to the side of the property and a separate downstairs w.c.

The first floor offers an excellent size master bedroom suite with fitted wardrobes in the bedroom and also in the dressing room which together provide a superb range of storage options, along with a generous en suite shower room. There are three further excellent size bedrooms, two of which have built in wardrobes, and a good size family bathroom.

The property is situated on an excellent size plot, tucked away at the end of a cul de sac and overlooking woodland to the front. To the front is a lawn garden planted with mature shrubs, there is a driveway to the side providing ample off road parking and leading to the double detached garage. To the rear is a walled, tiered garden, which is mainly laid to lawn, with a raised area and a paved patio terrace. There is also an access door to the side of the garage.

