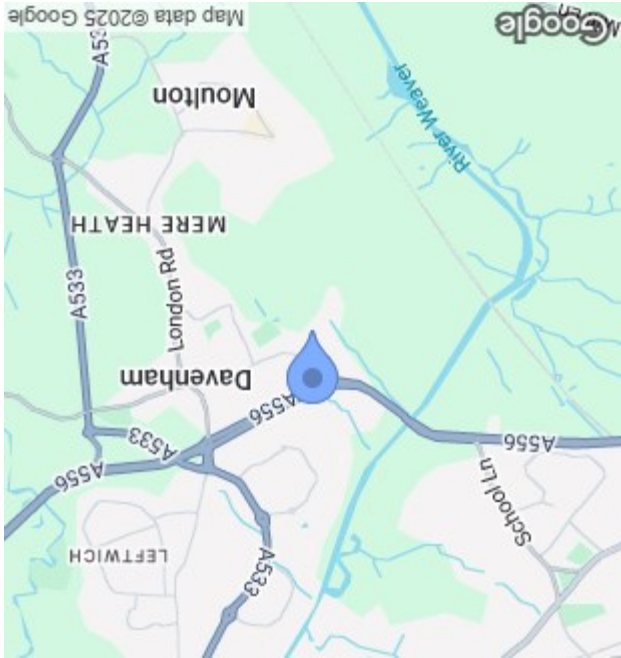
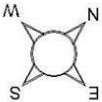
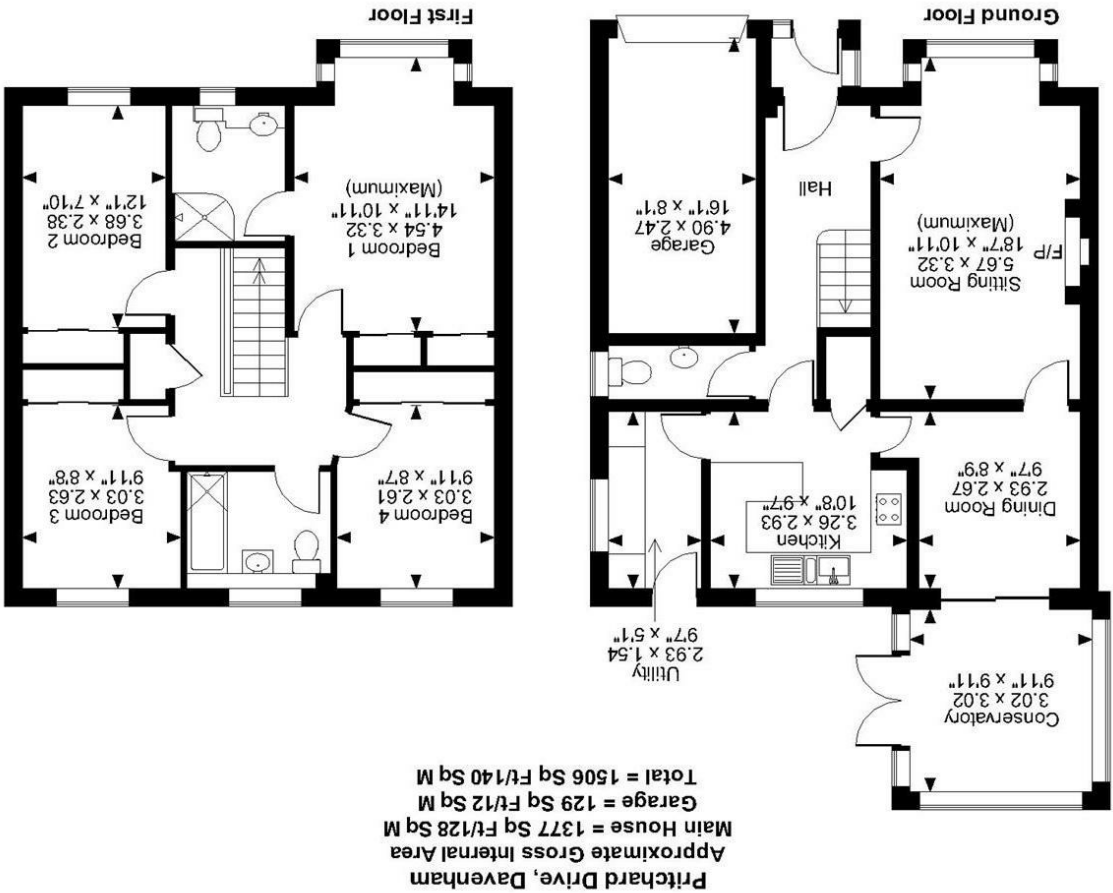


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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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Energy Efficiency Rating		
Potential	Current	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)
	G	(1-20)
Not energy efficient - higher running costs		
England & Wales		
64		
77		



27 Pritchard Drive
Davenham
Cheshire
CW9 8NH



Asking Price
£440,000

27, Pritchard Drive Davenham, Cheshire, CW9 8HL

As you step inside, you are greeted by a separate entrance porch that leads you through into a spacious entrance hallway, to the left is a generous lounge with a contemporary central fireplace and modern décor, a bay window overlooks the pleasant front aspect. A door from the lounge leads into the dining room which is flooded with natural light and offers space for a good-sized family dining table and provides access through into the conservatory via glass sliding doors. The conservatory is a superb addition to the property and enjoys panoramic views of the garden and adjoining countryside with double doors leading out onto the paved patio.

The kitchen is perfectly situated enjoying spectacular rural views and is fitted with white shaker style cupboards and drawers, complimented by white tiled flooring and quartz effect worktops. The space offers an array of storage options including an understairs cupboard and is fitted with an electric oven, gas hob, extractor fan and has space for a dishwasher.

There is also the benefit of a separate downstairs w.c and utility room which has space for both a washing machine and tumble dryer, along with additional storage and space for a fridge/freezer. The utility room offers access out to the rear garden.

Upstairs, you will find four spacious bedrooms all with fitted wardrobes. The bay window to the principal bedroom provides an abundance of natural light and has the benefit of a modern ensuite shower room with fitted wood effect storage cupboards, substantial size corner shower, wash basin, w.c and heated towel rail.

The generous main bathroom is decorated with neutral tiling to the floors and walls and caters to the needs of the other bedrooms and is fitted with a bath with overhead shower, wash basin and w.c.

Outside, the property boasts a private south-facing rear garden offering unspoiled rural views. The paved entertaining area is ideal for hosting guests or simply enjoying al fresco dining on warm summer evenings. To the front of the property, there is the added convenience of a single garage and driveway parking. Just a couple of minutes' walk from Davenham Primary School and an array of amenities in Davenham village, this property provides the perfect countryside retreat.

