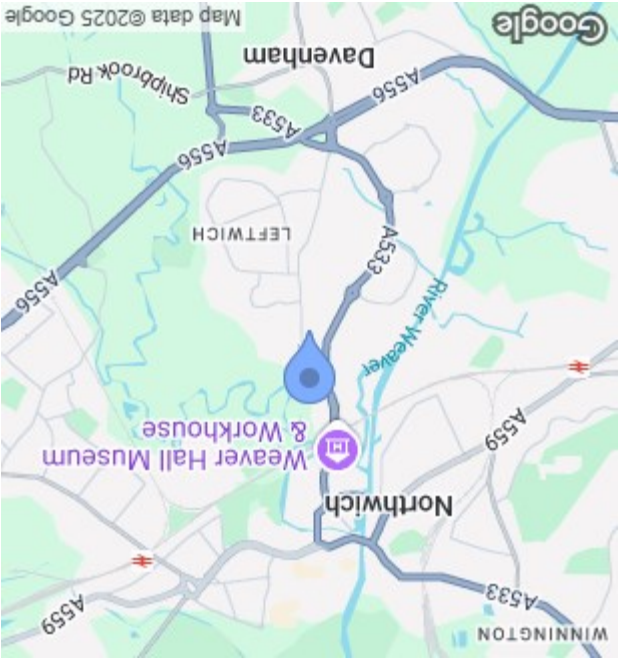


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC	Very energy efficient - lower running costs	(92 plus) A
	Not energy efficient - higher running costs	(1-20) G
Current		
Potential		
59		
74		



I&3 Dobells Road
Northwich
Cheshire
CW9 8DT



Offers Over
£500,000

Nestled within a wealth of greenery, the varying textures and tones of a rustic red brick façade instantly prompt a homely introduction. Stepping inside you'll find a hugely fluid ground floor compromises a trio of interconnecting reception rooms. Sitting centrally within the layout an excellent family room has the versatility to cater to your own lifestyle needs. An accent wall and south-facing windows frame views of the greenery outside, while the generous dimensions open into a side porch with the eternal charm of a porthole window. The triple aspect lounge prompts a sophisticated yet undeniably inviting air, pairing the warm tones of a wood floor with a palette of heritage colours. A working fireplace adds a perfect focal point, the sweeping curve of bay windows allows a lovely degree of natural light to filter in, and the subtle inclusion of a demi-glazed inner door enhances the easy flowing feel of the layout. With an elegant working fireplace of its own, the considerable double aspect dining room is equally impressive. Ideal for day to day life, entertaining or celebrating key moments, it opens out onto a secluded paved patio and easily accommodates a sizable study/office area if needed. Adding to the sense of space, a first class kitchen is fully fitted with beautifully chosen Shaker cabinetry. Extending seamlessly into an outstanding breakfast room it effortlessly creates somewhere that all ages will love to spend time. Supremely well-appointed with granite countertops, a butler sink, integrated appliances and space for a range cooker, the extensive kitchen has an enviable amount of storage and workspace, while an accent wall lends a rich dash of colour to a breakfast room that has space for a full-sized family dining table and relaxed seating. French doors tempt you out onto the patio generating a great external link with the formal dining room and allowing the gardens to play an integral part of your daily life. A ground floor cloakroom is handy for guests and al fresco days in the garden. The levels of presentation and attention to detail continue upstairs where a double aspect main bedroom with tasteful fitted wardrobes is a calm and restful sanctuary. A wonderfully tall arched window reminds you of the property's heritage, a deep arched alcove provides extra storage without encroaching on the floor space and a magnificent en-suite supplies a deluxe finishing touch with its walk-in waterfall shower. Three additional double bedrooms produce flexible accommodation and together they share a notably sized and styled contemporary bathroom that has an inset bath with an overhead shower. Outside, the grounds and gardens wrap-around to give a leafy backdrop to each and every room. Established lawns stretch out bordered by heavenly high hedging that lends a coveted measure of privacy and seclusion. Flowerbeds are fully stocked with ferns and evergreen shrubs that maintain interest throughout the seasons, and to the rear a broad

