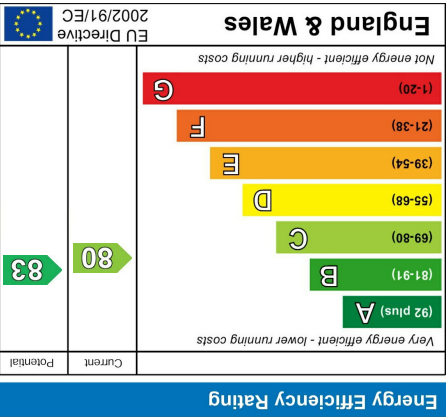
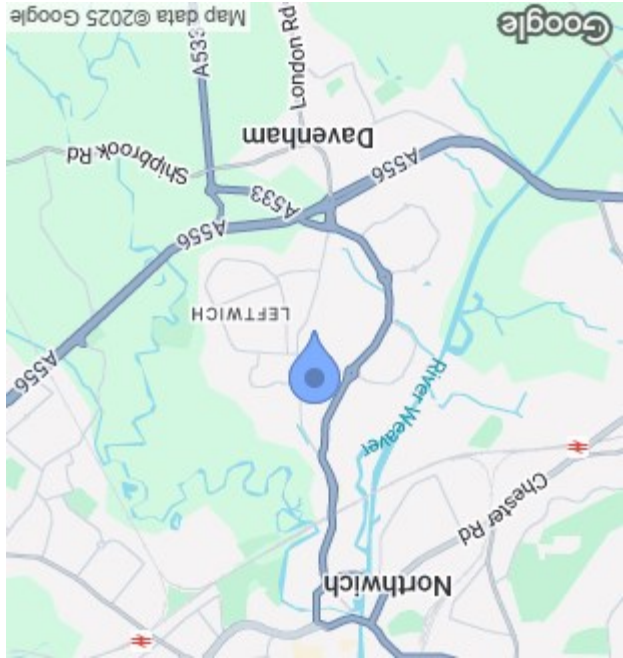


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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 and size of doors, windows, appliances and other features are appropriate only.
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Approximate Gross Internal Area:
1291 sq.ft 120 sq.m

Hawthorn Cottage, 4a Dobells Cottage, Northwich



Hawthorn Cottage
4a Dobells Road
Northwich
CW9 8EA



Asking Price

£425,000

With an illuminated gabled entrance, Hawthorn Cottage instantly paints a picture-perfect introduction. Behind the sweeping arch of glazing on the contemporary front door, the timber tones of wood effect floors and doors are balanced with the calming effect of cool white walls in an immaculate central hallway. The wonderful, vaulted ceiling stretches up overhead instantly engendering a subtle yet enviable wow factor that gives you room to breathe. Sunlight filters down from the galleried landing above and to either side exceptional double aspect living spaces have been impeccably designed with modern family living in mind.

Extending down to French doors an outstanding lounge is spacious yet homely and filled with garden views. Heritage blue walls lend a sophisticated dash of colour, a wood burner nestles within the exposed brickwork of a focal point fireplace with a floating oak mantel, and the French doors make it easy to filter out beneath the shade of the fabulous pergola in the garden.

Across the hall the open plan layout of the kitchen/dining room is as equally impressive. Sleek gloss cabinets in the kitchen lend a crisp white contrast to the matching colour scheme and further French doors allow daily life to filter effortlessly out into the garden. Supremely well-appointed with a first-class array of integrated appliances, the admirably sized kitchen area sits to the front of the house and has a wealth of storage and workspace that's both functional and stylish. Its considerable wrap-around design culminates in a bar stool peninsula that gives delineation and fluidity to a hugely sociable space that's equally perfect for family life or evenings spent entertaining on a grand scale. Versatile to your needs, the excellent dining area is currently a relaxed seating/family zone that connects to both the garden and a discreetly hidden utility room. A ground floor cloakroom is on hand for guests and has the deluxe finishing touch of glossy mini brick mosaics with jewel like colours.

Upstairs three double bedrooms unfold from the landing each with lovely leafy outlooks. Extending out over the full depth of the house the main bedroom suite creates a cherished level of privacy. With generous dimensions and a classic grey and white palette it conjures a restful and elegant sanctuary and has the luxury of a brilliantly sized chic en suite shower room that's bathed in sunlight from the skylight.

The generous second double bedroom with space for a desk/study area reaches out beneath a high sloping ceiling and the third has the clever texture of feature brick wallpaper. Together they share a contemporary family bathroom with a sleek gloss grey suite, floating shelving and oversized tile setting.

Step outside and you'll discover an enclosed rear garden that both adults and children will adore spending time in. With slatted wood fencing to one side and an abundance of high evergreen planting to the other, this admirably landscaped space has been designed to be used throughout the seasons.

With a border of coastal pebbles, two toned paving reaches out before you with the greenery of a central Astroturf lawn. A garden room/summerhouse with French doors and picture windows sits to the rear while to the side a timber pergola sits on a raised decked terrace giving you a heavenly place to sit and enjoy al fresco dining no matter the weather. The pretty frontage of Hawthorn Cottage complements the charm and character of its name with easy to maintain lawns, landscaping and a duo of mature shrubs flanking a wide paved path to the handsome canopied doorway of its double fronted red brick façade. To the side a broad private driveway supplies the convenience of off-road parking to several vehicles

