

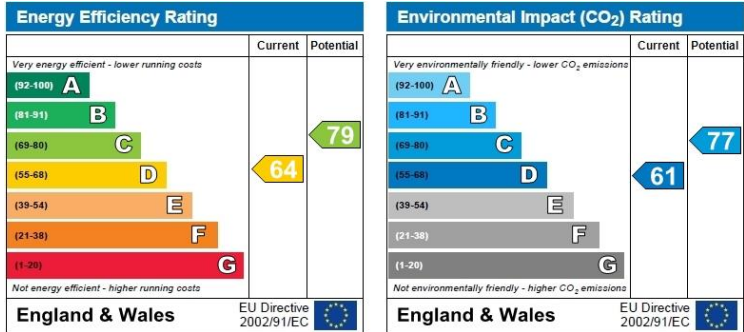
2 Moulton Close,
Kingsmead, Northwich CW9 8GR
£265,000

A well balanced four bedroom detached property, with the excellent additional benefit of a conservatory, ideally placed upon a corner plot, in a peaceful cul de sac within Kingsmead.

Directions

From our Davenham office, turn right onto London Road and proceed to the roundabout. Travel straight ahead, then bear left onto Kingsmead. At the first roundabout, take the first exit onto Regency Way, and at the next roundabout continue straight on. Take the first left into Sproston Way, then turn immediately left into Moulton Close, where the property can be located.

Council Tax Band - E



Entrance hallway

A homely and welcoming entrance hallway with doors providing access into the downstairs WC, lounge and kitchen/breakfast room.

Downstairs WC

Fitted with a white suite, partial tiling to the walls, and with a distinctive port-hole style window to the front aspect.

Lounge

A spacious reception room, which overlooks the front aspect, and features a gas living flame fire set within a wooden surround, and Georgian glazed double doors leading into the separate dining room.

Dining room

A well proportioned separate dining room, with sliding doors that lead into the conservatory.

Conservatory

Providing excellent additional living space, the good size conservatory has neutral tiled effect flooring, and a doorway leading to the secluded rear garden.

Kitchen/breakfast room

A sizeable kitchen/breakfast room, overlooking the rear garden, fitted with a range of wood effect units, complemented by light coloured work surfaces and neutral tiled effect flooring. The kitchen has an array of integral appliances, including gas hob, electric oven, canopy extractor, dishwasher and fridge/freezer. There is also a useful, built-in under stairs storage cupboard, and a doorway providing access into the single integral garage.

Utility room

Fitted with a range of matching units and work surfaces, and with space and plumbing for a



washing machine and tumble dryer. The utility room also has a doorway providing access to the integral garage, and a further doorway leading to the rear garden.

Master bedroom

A generous double bedroom which overlooks the front aspect, and features a range of fitted wardrobes and bedroom furniture.

En suite shower room

Fitted with a white suite and partial tiling, and a separate shower cubicle housing a power shower.

Bedroom two

A further spacious double bedroom with views to the rear aspect.

Bedroom three

A good size double bedroom overlooking the rear aspect.

Bedroom four

A well proportioned fourth bedroom overlooking the front aspect.

Bathroom

Fitted with a white three piece suite, and partial tiling to the walls.

Outside

The property occupies a sizeable corner plot, and to the front and side are attractive, mature lawned gardens bordered by a well established hedge. There is also a driveway providing off road parking, and a single integral garage. To the rear, the property has the benefit of a good size garden, which is not overlooked, that has been landscaped for ease of maintenance. The garden is paved, with a wall to one side, and features an array of raised mature borders, seating areas and an ornamental rockery.