



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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Selling Price: £509,000

- ATTRACTIVE MODERN DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING/FAMILY AREA
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- SINGLE GARAGE & DRIVEWAY FOR TWO CARS
- ATTRACTIVE LANDSCAPED GARDEN TO REAR WITH PATIO AREAS

FOR SALE BY PRIVATE TREATY (Subject to contract)

An attractive property situated on a small cul-de-sac of quality homes constructed by David Wilson Homes, a Barratt Home premium product.

This home is set in attractive well laid out gardens. Constructed in 2019 of brick elevations, PVCu double glazing and gas fired central heating under a tile roof.

This style of home is known as 'The Drummond' and is the only one built on this development and the internal layout provides four bedrooms which will all accommodate double beds and briefly comprises: front door to hall with W.C., and separate storage, stairs and door to lounge with front bay window and at the heart of the home is the bright and spacious open plan kitchen/dining & family area with central island bar and walk-in glazed bay with french doors to the patio which allows sunlight to flow into the room. Completing the ground floor is a separate utility with fitted units and plumbing and space for washing machine and dryer.

At first floor level the landing has an airing cupboard and doors to four bedrooms with fitted wardrobes and en suite to the master and space in the other bedrooms for fitted wardrobes, completing the accommodation is a family bathroom with separate large shower.

Externally there are attractive gardens to the front and rear together with a useful single garage and tarmac driveway for two cars.

Viewing is recommended to appreciate this home which is beautifully presented and has many upgrades to the original specification, truly one not to be missed!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite front door to hall.

HALL : Antico flooring with sunken mat. Feature panelling up to dado level. Radiator. Stairs. Doors to:

SEPARATE W.C. : White suite comprising: low level W.C. and pedestal wash hand basin. Radiator. Partly tiled floor and partly Antico flooring. Door to cloaks cupboard.

LOUNGE 16' 6" x 12' 6" (5.03m x 3.81m) : Bay window to front aspect and window to side aspect. Two radiators. Door to under stairs storage.

KITCHEN/DINER/FAMILY AREA 19' 4" x 15' 9" (5.89m x 4.80m) maximum into bay : PVCu double glazed large box bay window with double doors to patio. Beautifully fitted with high quality units and quartz working surfaces with integrated appliances comprising: 6-ring gas hob with extractor canopy over, double split level oven, inset sink, dishwasher, fridge freezer and under unit lighting with tiled splashbacks. Central island bar with seating for 6 people having quartz surface. Radiator. Antico flooring. Door to utility.

UTILITY 9' 1" x 5' 10" (2.77m x 1.78m) : Matching kitchen base and eye level units with quartz working surfaces and inset sink. Tiled splashbacks. Space under units for washing machine and tumble dryer. Concealed Ideal Logic gas central heating boiler. Radiator. Antico flooring. Composite door to outside rear.

First floor :

Landing : Radiator. Access to roof space. Door to airing cupboard with high pressure cylinder. Doors to:

BEDROOM 1 FRONT 12' 6" x 12' 2" (3.81m x 3.71m) : Windows to front and side aspects. Fitted double wardrobes. Radiator. Door to:

EN SUITE 7' 7" x 5' 0" (2.31m x 1.52m) : Opaque window to front aspect. White suite comprising: low level W.C., pedestal wash hand basin and double sized tiled shower enclosure with glass sliding door. Tiled to splashbacks. Chrome heated towel rail/radiator. Antico flooring.

BEDROOM 2 FRONT 13' 4" x 10' 8" (4.06m x 3.25m) maximum : Window to front aspect. Radiator.

BEDROOM 3 REAR 11' 6" x 10' 2" (3.50m x 3.10m) : Window to rear aspect. Radiator. Feature panelling to one wall.

BEDROOM 4 REAR 8' 8" x 11' 9" (2.64m x 3.58m) : Window to rear aspect. Radiator.

BATHROOM 9' 3" x 6' 2" (2.82m x 1.88m) : Opaque window to rear aspect. White suite comprising: low level W.C., panelled bath and double sized fully tiled shower with sliding glass door. Heated towel rail/radiator. Antico flooring.

Outside :

FRONT : Double width tarmac drive terminating at the garage. Front garden laid to slate chippings. Lawn and shrub bed. Gate and path leading to rear garden. Car electric charge point.

REAR : Two patio areas with well stocked raised flower and shrub borders set below railway sleepers. Lawn area. Outside tap. Outside electric power point.

GARAGE 17' 0" x 9' 0" (5.18m x 2.74m) : Up and over door. Power and light.

TENURE : Freehold (subject to solicitors verification)

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

TAX BAND: E

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 4ZB

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Energy rating	B	Valid until	17 June 2029
Property type	Detached house	Certificate number	103-7136-4528-1952
Total floor area	134 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) <https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>

Save how to improve this property's energy efficiency

Energy rating and score

This property's energy rating is B. It has the potential to be A.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales, the average energy rating is D and the average energy score is 60.

