



27 Lavender Drive, Rudheath, Northwich, Cheshire , CW9 7EQ
Offers over /£300,000

Are you looking for a family home, in a desirable and sought after location, close to beautiful canal walks and yet close to the A556? If so then this four-bedroom detached home could be just what you've been looking for. Inside, the property features an entrance vestibule, lounge through dining room, kitchen, utility, guest WC and a bright conservatory. Whilst upstairs are four generous bedrooms, including an en-suite to the main bedroom and a family bathroom completes the accommodation. Outside, you'll find a driveway leading to the garage, side access to the rear garden and a private rear garden.

Accommodation

ENTRANCE VESTIBULE

Accessed via the entrance door, wall mounted radiator, a door leads to the lounge and stairs rise to the first floor.

LOUNGE 12' 4" x 14' 3" (3.76m x 4.34m)

With a double glazed window to the front elevation, wall mounted radiator and living flame gas and surround. An arch leads to the dining room.

DINING ROOM 7' 7" x 9' 47" (2.31m x 3.94m)

With double glazed French doors that lead to the garden, wall mounted radiator and a door leads to the kitchen.

KITCHEN 7' 8" x 9' 4" (2.34m x 2.84m)

With a double glazed window to the rear elevation. Fitted with a range of base and wall units with work surface over incorporating a one and a half bowl sink unit and mixer tap. Integrated oven and hob and fridge. Part tiled walls and tiled flooring, a door leads to the utility.

UTILITY ROOM

With a double glazed door that leads to the Conservatory and a double glazed window to the rear elevation. Space and plumbing for washing machine, fridge and freezer, tiled flooring.

GUEST WC

With a double glazed opaque window to the side elevation. Fitted with a low level WC and hand wash basin.

CONSERVATORY 8' 02" x 10' 19" (2.49m x 3.53m)

Built on a dwarf wall with a door that leads to the garden, tiled flooring.

LANDING

Loft access, leading to the part boarded loft space, cupboard housing water tank and doors leading to the bedrooms and bathroom.

BEDROOM ONE 10' 02" x 12' 15" (3.1m x 4.04m)

With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space. A door leads to the en-suite.

EN-SUITE

With a double glazed opaque window to the front elevation. Fitted with a suite comprising low level WC, hand wash basin and shower cubicle and shower, tiled walls and tiled flooring.

BEDROOM TWO 13' 5" x 8' 4" (4.09m x 2.54m)

With a double glazed window to the front elevation, wall mounted radiator and wardrobes providing hanging and storage space

BEDROOM THREE 8'9" x 10'6" (2.67m x 3.2m)

With a double glazed window to the rear elevation, wall mounted radiator and wardrobes providing hanging and storage space

BEDROOM FOUR 8'4" x 6'9" (2.54m x 2.06m)

With a double glazed window to the rear elevation, wall mounted radiator and wardrobes providing hanging and storage space

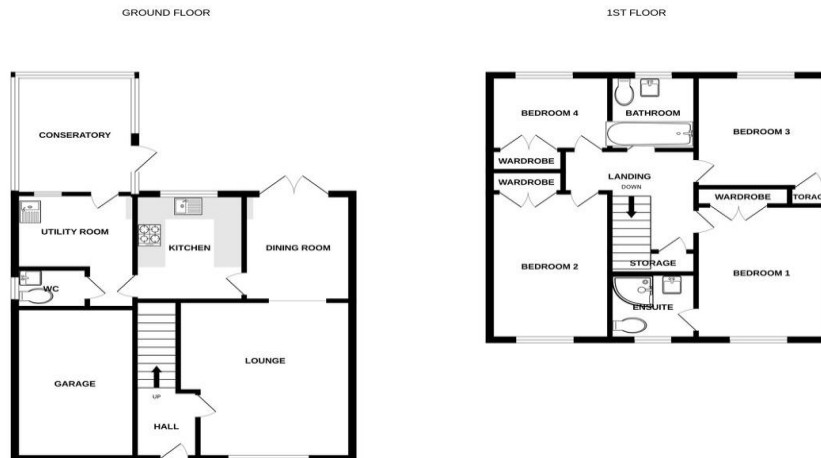
FAMILY BATHROOM

Fitted with a suite comprising low level WC, hand wash basin and paneled bath. Chrome mounted radiator, tiled flooring, tiled walls and a double glazed opaque window to the rear elevation.

EXTERNALLY

To the front is a driveway providing off road parking and leads to the garage. The garage has an up and over door and power and lighting. The rear enclosed garden is laid to lawn with a patio area and borders of well stocked shrubs.





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